

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Zachary Lamar Sartain
120 Kentwood Dr.
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Eight Thousand Dollars and No Cents (\$198,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Lisa B. Gaskill, an unmarried woman, whose mailing address is:

120 Kentwood Dr., Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Zachary Lamar Sartain, whose mailing address is: 120 Oak Trail, Chickamauga, GA 30707

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 120 Kentwood Dr., Alabaster, AL 35007** to-wit:

Lot 4, according to the Map and Survey of Kentwood, Fourth Addition, as recorded in Map Book 20, Page 78 in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT a part of Lot 4, being more particularly described as follows:

Beginning at the SW corner of said Lot 4, run in a Northwesterly direction along the West line of said Lot 4, for a distance of 236.88 feet to an existing cross cut in a concrete drive being the NW corner of said Lot 4, and being the most Northerly corner of Lot 3 of said subdivision; thence turn an angle to the right of 160°18'35" and run in a Southeasterly direction for a distance of 68.81 feet to an existing iron rebar set by Laurance D. Weygand; thence turn an angle to the right of 27°21'47" and run in a Southerly direction for a distance of 173.65 feet, more or less, to the Point of Beginning.

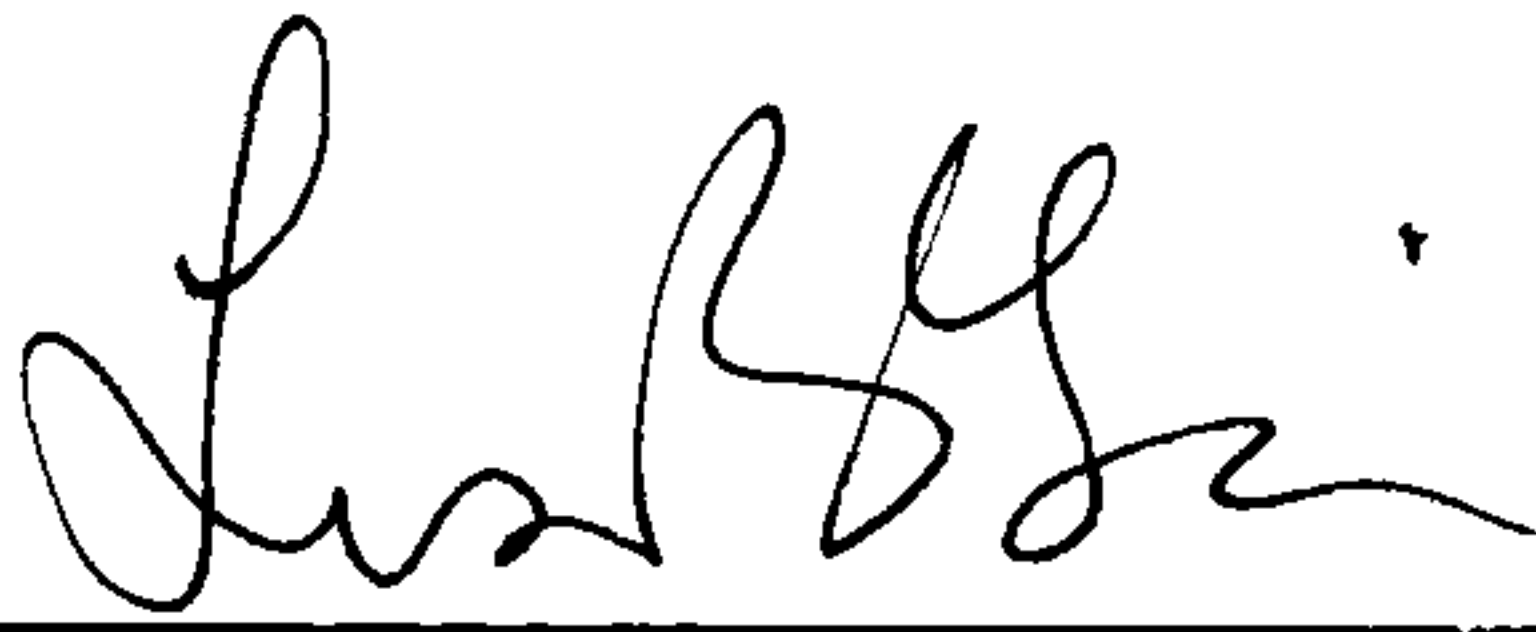
Subject to: All easements, restrictions and rights of way of record.

\$190,263.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 25th day of July, 2019.

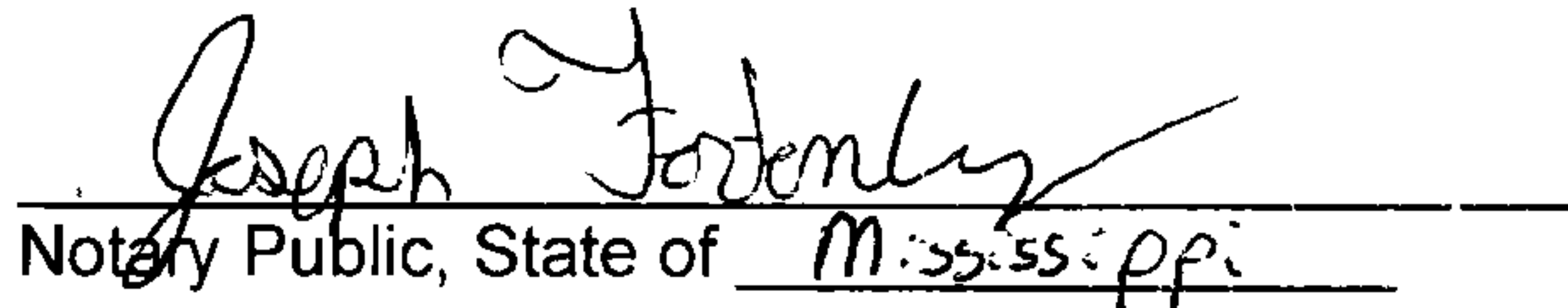


Lisa B. Gaskill

State of Mississippi
County of Lafayette

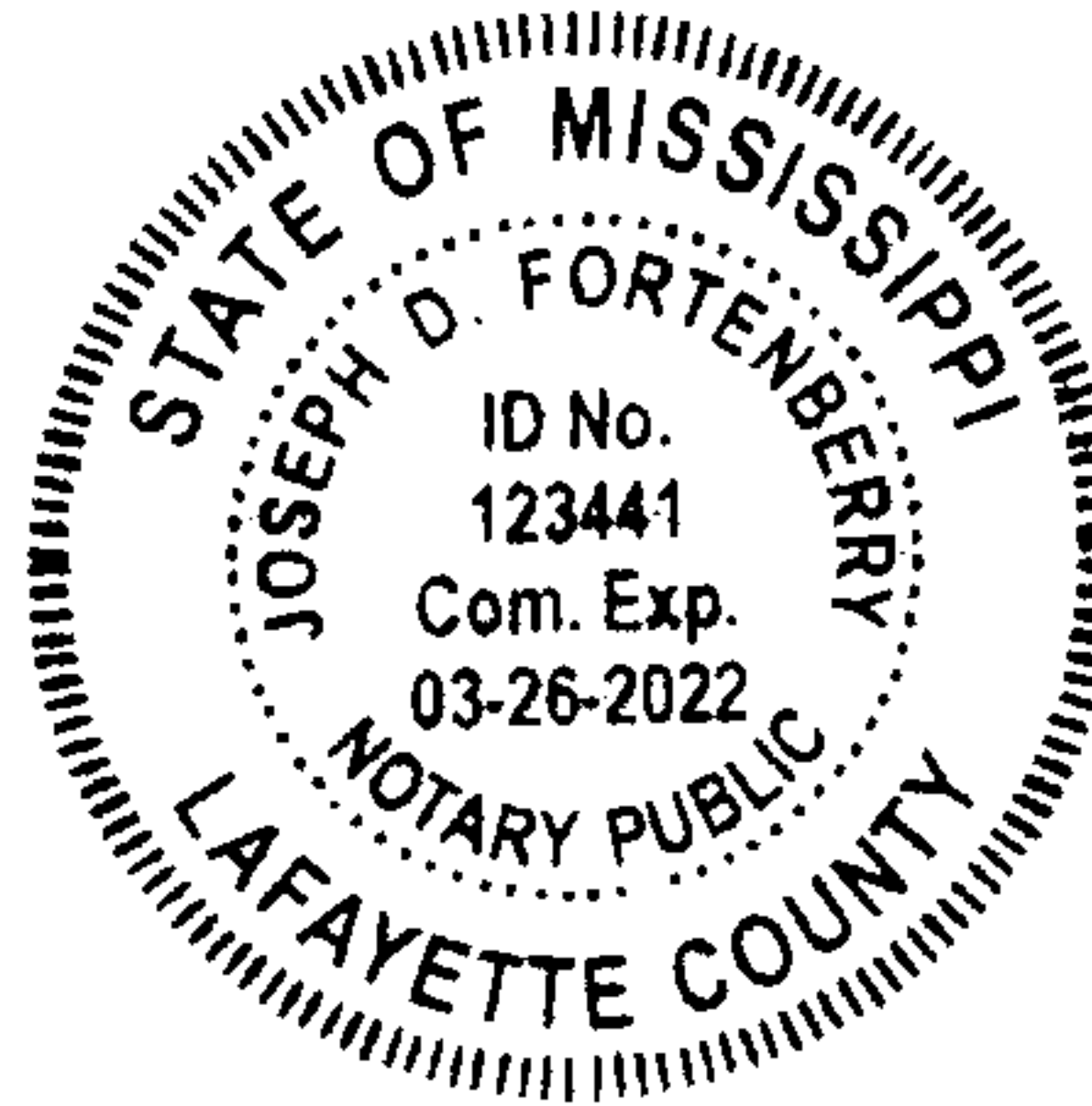
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Lisa B. Gaskill, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2019.



Notary Public, State of Mississippi

Printed Name of Notary _____
My Commission Expires: 3/26/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 02:03:41 PM
\$26.00 CATHY
20190807000285080

Allen S. Bayl