

19-148
20190819000301010
08/19/2019 09:15:24 AM
DEEDS 1/2

Tax notice to: Chadwick Albert Glover & Kristy Mims Glover, 3976 Butler Springs Way, Hoover, AL 35226

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard, Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Five Thousand and No/100 (\$325,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Stanley T. Funches, Sr., a single man, whose mailing address is:

2127 Old Cahaba Place, Helena, AL 35080

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

Chadwick Albert Glover and Kristy Mims Glover, whose mailing address is:

3976 Butler Springs Way, Hoover, AL 35226

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2765 Blackridge Lane, Hoover, AL 35244** to-wit

Lot 1047, according to the Survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

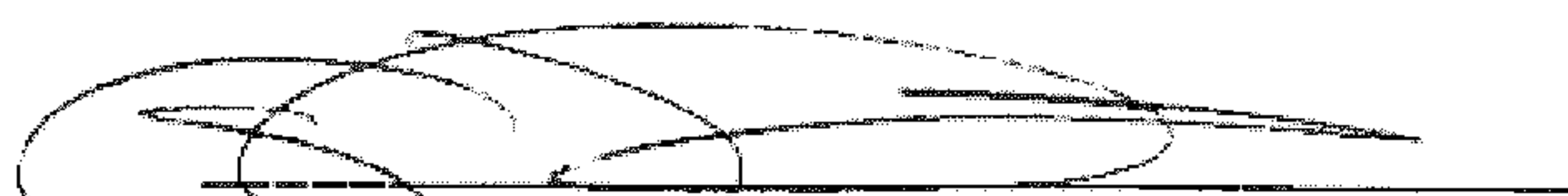
Subject to: All easements, restrictions and rights of way of record.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 15th day of August 2019.

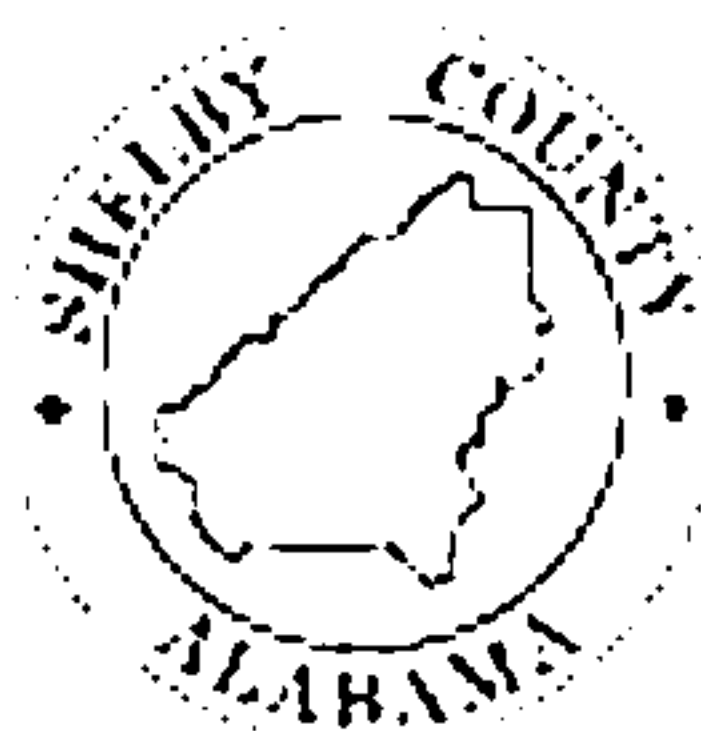
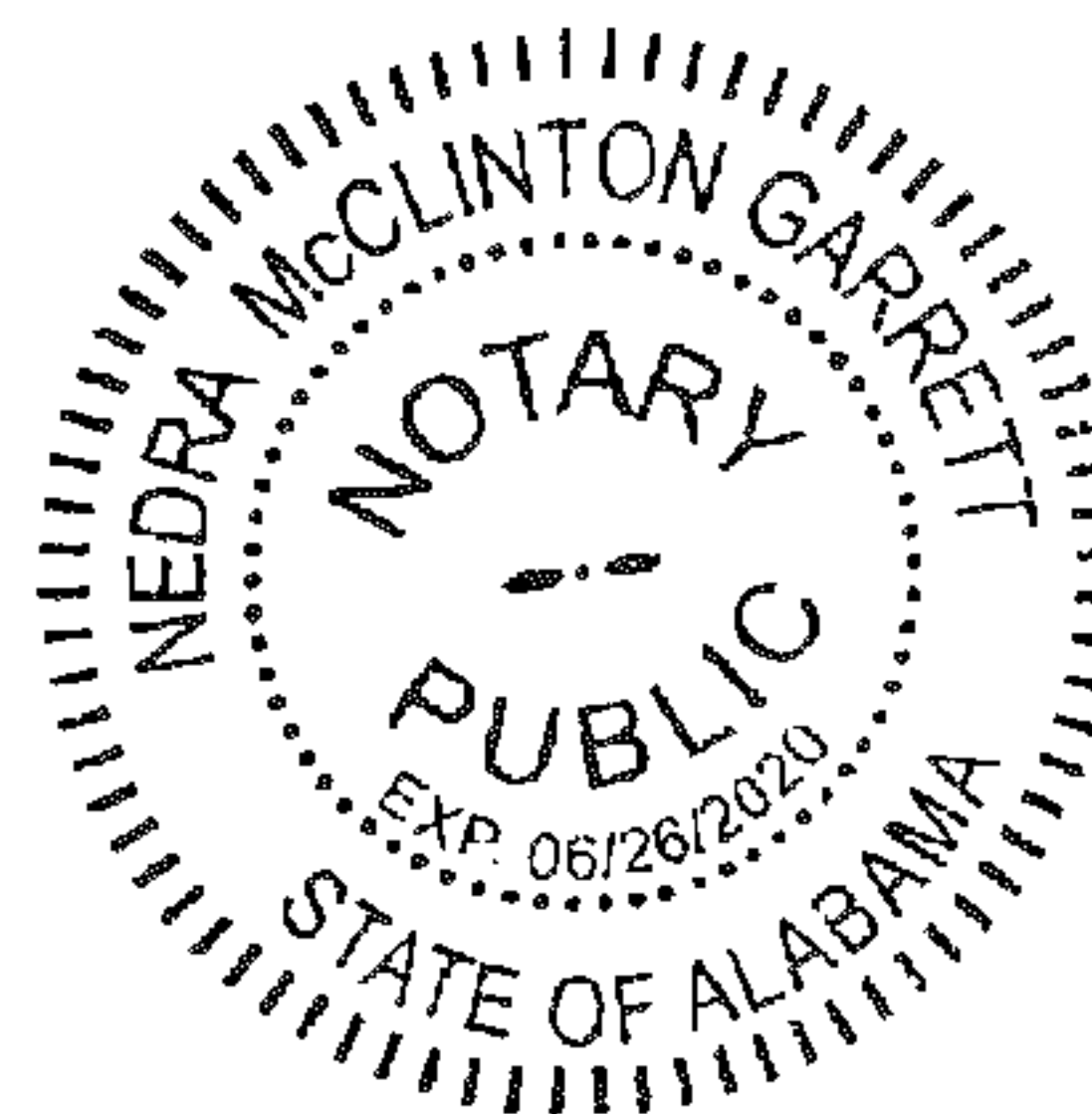

Stanley T. Funches, Sr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stanley T. Funches, Sr.**, a single man whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of August 2019.


NOTARY PUBLIC
My Commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2019 09:15:24 AM
\$343.00 CHERRY
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