

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Gay Yost
1319 Whirlaway Cir.
Helena, AL 35080

GENERAL WARRANTY DEED

20190906000329080
09/06/2019 11:27:05 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Two Thousand Dollars and No Cents (\$182,000.00)**, 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

Michele G. Zito, an unmarried woman, whose mailing address is:

813 Shady Meadows Drive, Highland Village, TX 75077

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

Gay Yost, whose mailing address is: 664 Waterford Lane, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1319 Whirlaway Cir., Helena, AL 35080** to-wit:

Lot 64, according to the Survey of Dering Downs, First Addition, as recorded in Map Book 6, page 141, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$145,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Michele G. Zito is the surviving grantee of the deed recorded in Deed Book 383, page 460, the other grantee, Frank Joseph Zito, having died on or about September 23, 2001.

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.

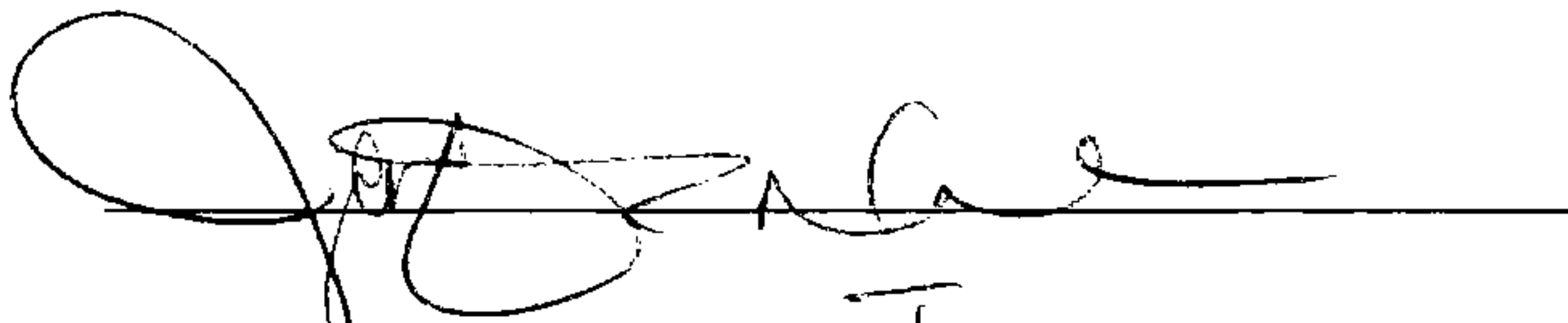
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 3rd day of September, 2019.

Michele G. Zito

State of ~~Alabama~~
County of ~~Shelby~~

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michele G. Zito, 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.

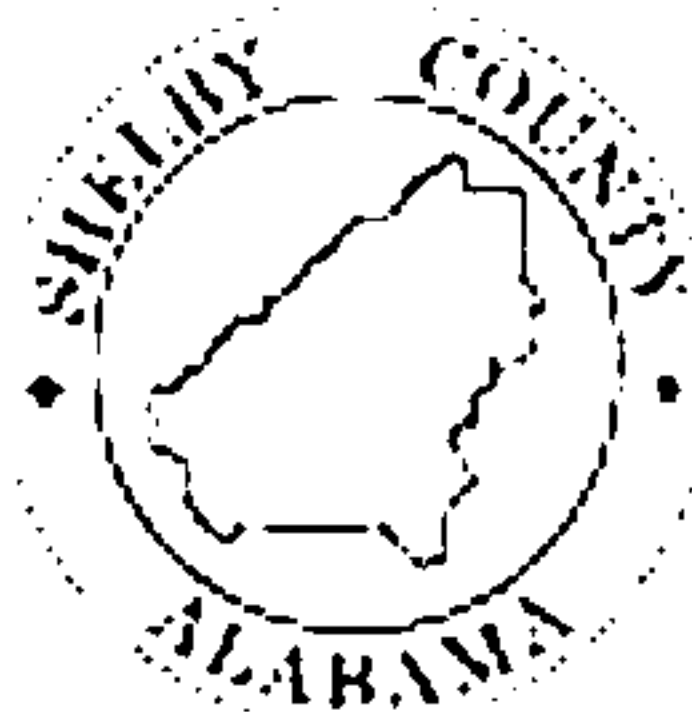
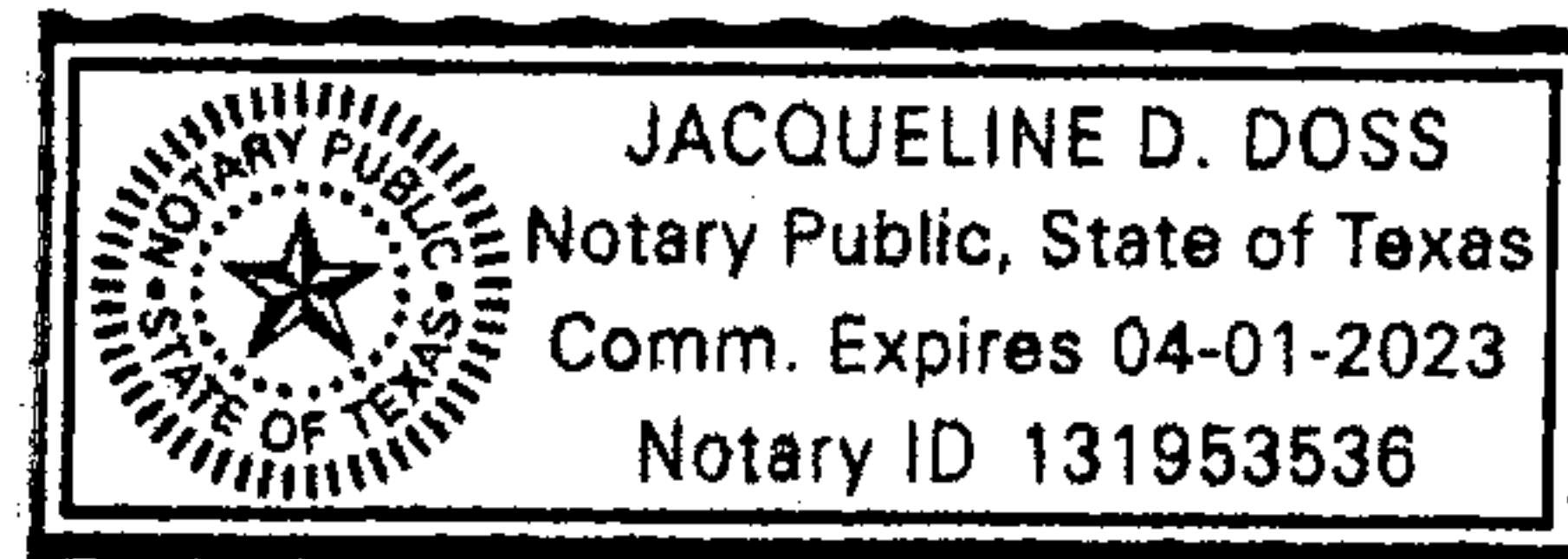
Given under my hand and official seal this the 20 day of August, 2019.



Notary Public, State of Texas

Printed Name of Notary Jacqueline D Doss

My Commission Expires: 4/1/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2019 11:27:05 AM
\$61.50 CHARITY
20190906000329080

Allie S. Beyl