

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Shaun C. Lindsey
1258 Old Cahaba Trce.
Helena, AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20191023000390000
10/23/2019 11:02:36 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand Dollars and No Cents (\$200,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Johnny L Jeffreys and Angela T Jeffreys, husband and wife (herein referred to as Grantor, whether one or more), whose mailing address is:

2495 Castle Lane NE Marietta GA 30062

grant, bargain, sell and convey unto Shaun C. Lindsey (herein referred to as Grantee, whether one or more), whose mailing address is:

1258 Old Cahaba Trace Helena AL 35080

the following described real estate situated in Shelby County, Alabama, to wit:

Lot 309, according to the Survey of Old Cahaba, Oak Ridge Sector, as recorded in Map Book 25 page 59 in the Probate Office of Shelby County, Alabama.

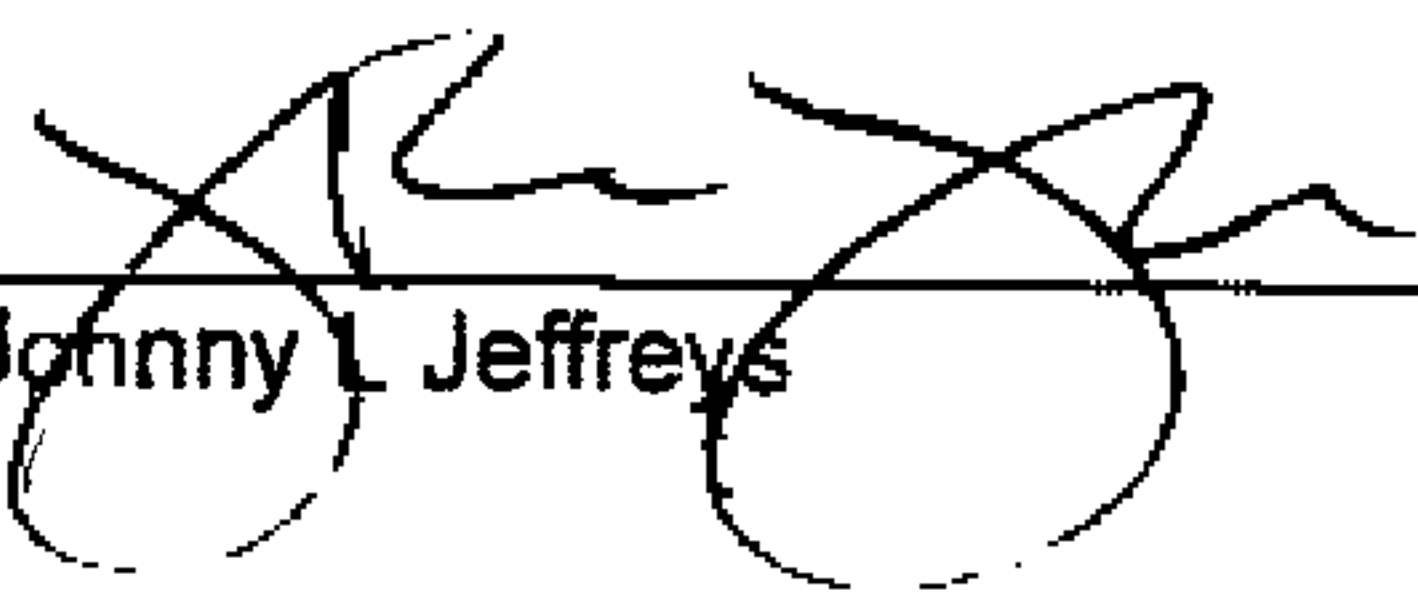
Subject to: All easements, restrictions and rights of way of record.

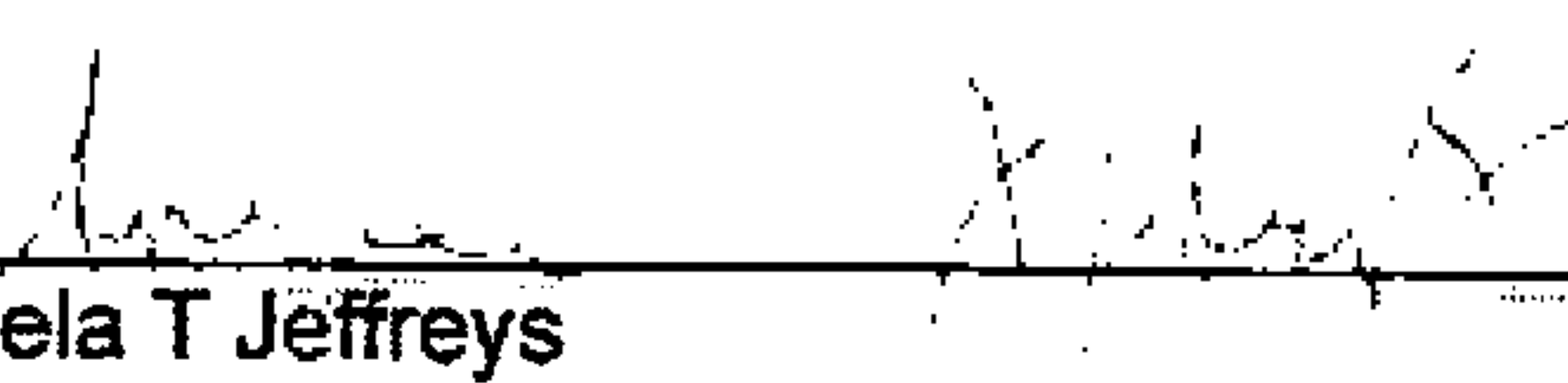
\$200,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 18th day of October, 2019.

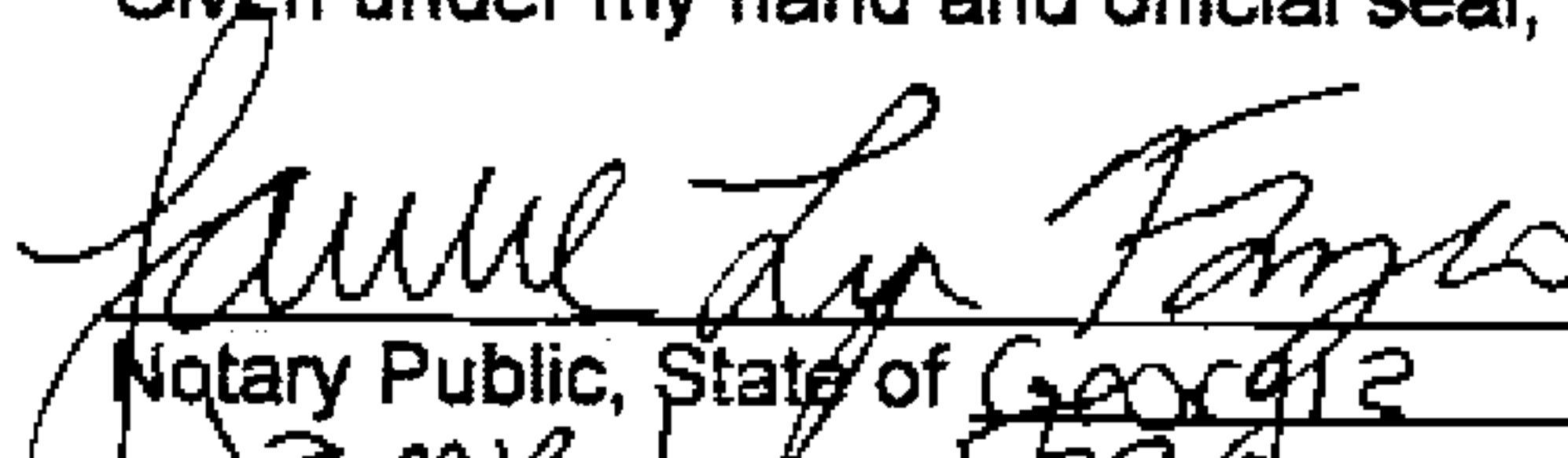

Johnny L. Jeffreys

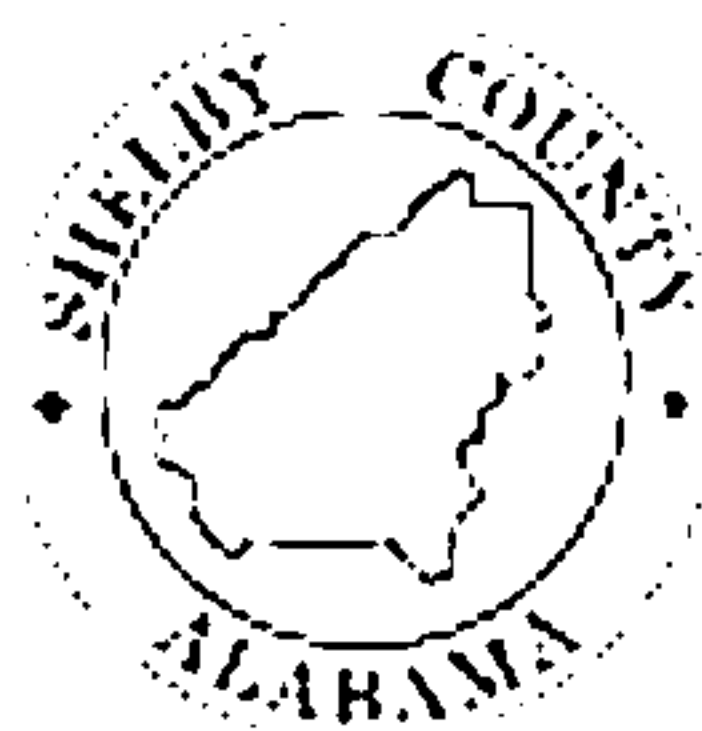
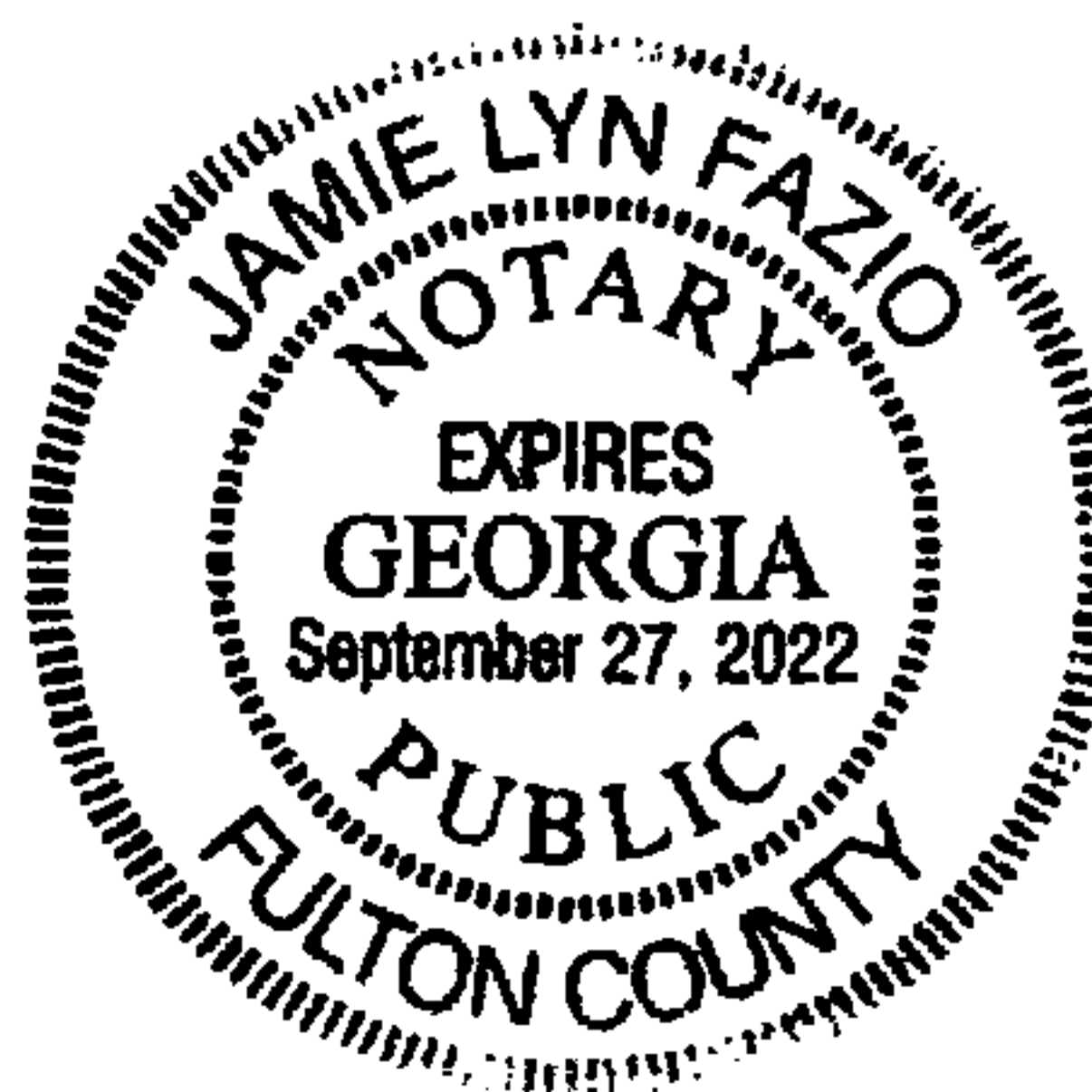

Angela T. Jeffreys

State of Georgia
County of Fulton

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Johnny L. Jeffreys and Angela T. Jeffreys 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of October, 2019.


Notary Public, State of Georgia
Jamie Lyn Fazio
Printed Name of Notary
My Commission Expires: 09/27/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2019 11:02:36 AM
\$26.00 CHERRY
20191023000390000

