

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

Send Tax Notice To:
Scarlet L. Suttles
637 Parkside Cir.
Helena, AL 35080

GENERAL WARRANTY DEED

20191127000441810
11/27/2019 11:39:45 AM
DEEDS 1/5

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Three Thousand Dollars and No Cents (\$143,000.00)**, 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

Karen B. Mermingas, a married woman, Victoria B. Schutter, a married woman, Kelly B. Babler, a married woman, and Jeffrey Bryan Benson, a married man, whose mailing address is:

637 Parkside Cir., Helena, AL 35080

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

Suttles, whose mailing address is: 1408 Royalty Dr., Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **637 Parkside Cir., Helena, AL 35080** to-wit:

Lot 17, according to the Survey of Parkside, a Residential Townhome Development, as recorded in Map Book 22, page 133, in the Probate Office of Shelby County, Alabama.

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

\$ 127,877.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of any married Grantor, nor that of any respective spouse, neither is it contiguous thereto.

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 25 day of November, 2019.

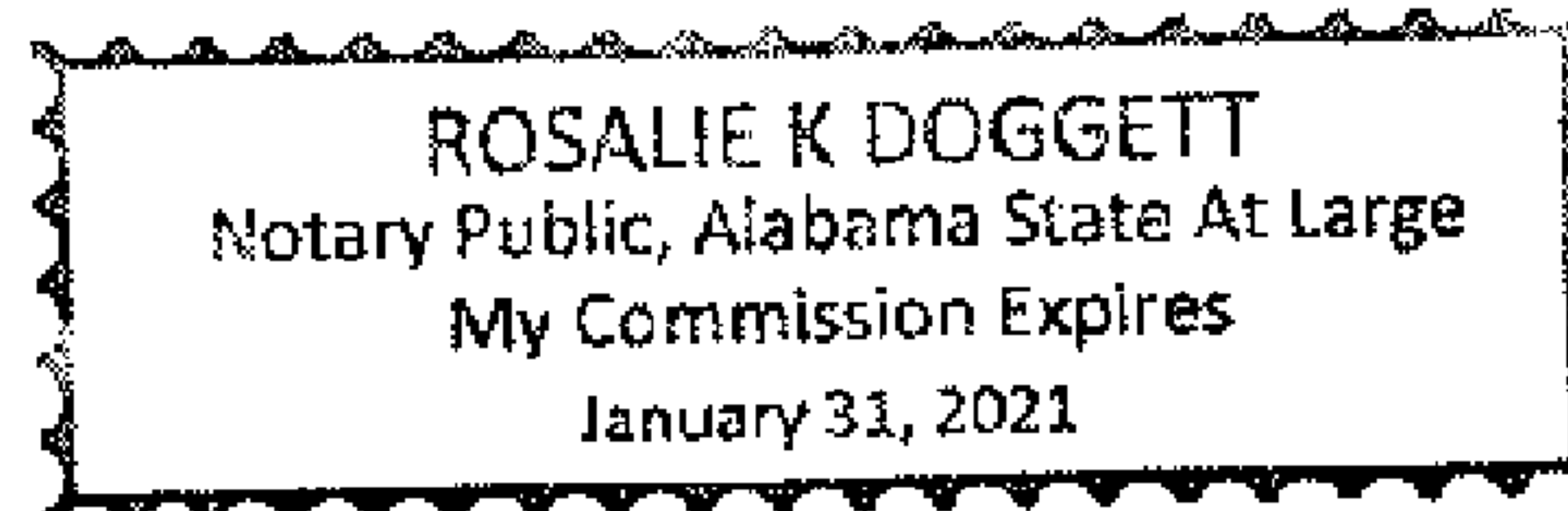
Jeffrey Bryan Benson
Jeffrey Bryan Benson


State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jeffrey Bryan Benson, 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 25 day of November, 2019.

Rosalie K. Doggett
Notary Public, State of Alabama
Rosalie K. Doggett
Printed Name of Notary
My Commission Expires: 1/31/21





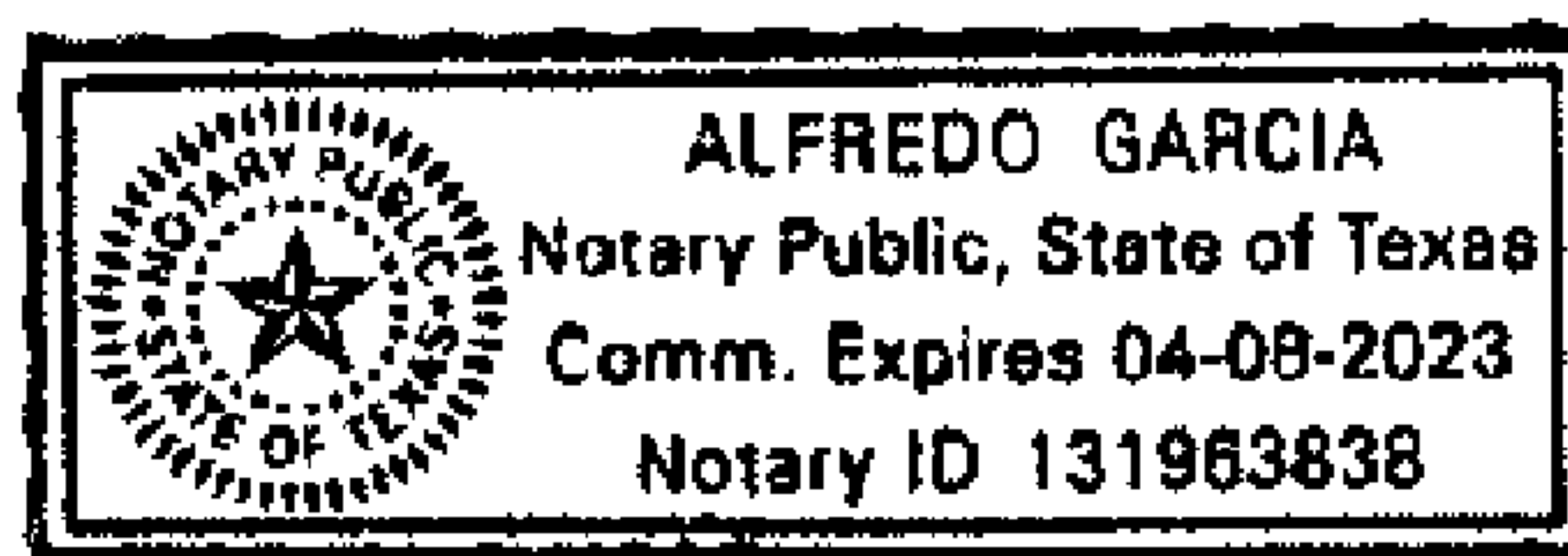
Karen B. Mermingas

State of Texas
County of Harris

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Karen B. Mermingas 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 22 day of November, 2019.



Notary Public, State of Texas
Alfredo Garcia
Printed Name of Notary
My Commission Expires: 4/28/2023



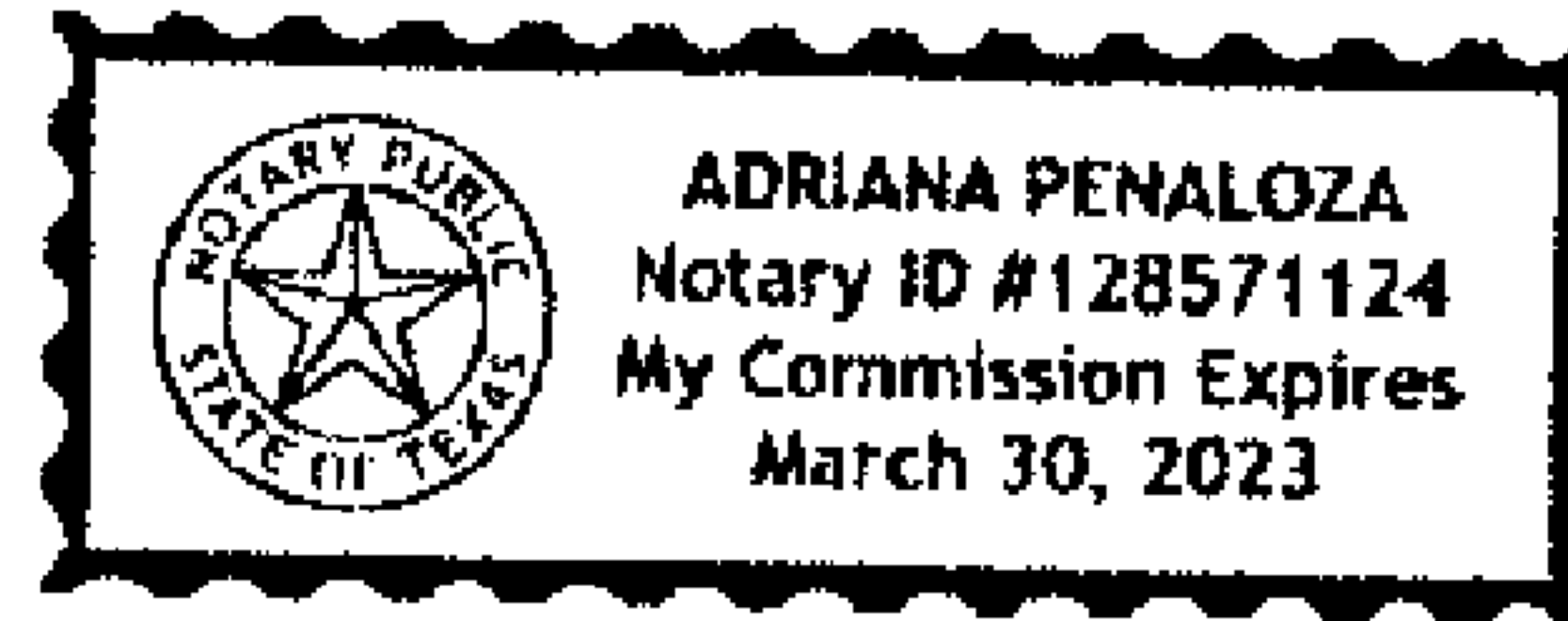
Victoria B. Schutter
Victoria B. Schutter

State of Texas
County of Harris

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Victoria B. Schutter, 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 25th day of November, 2019.

Adriana Penaloza
Notary Public, State of Texas
Adriana Penaloza
Printed Name of Notary
My Commission Expires: March 30, 2023



Kelly B. Babler
Kelly B. Babler

20191127000441810 11/27/2019 11:39:45 AM DEEDS 5/5

State of Georgia
County of Cobb

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kelly B. Babler, 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 21 day of November, 2019.

Janeen L. Bird
Notary Public, State of Georgia
Janeen L. Bird
Printed Name of Notary
My Commission Expires: 9/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2019 11:39:45 AM
\$51.50 CHARITY
20191127000441810

Allen S. Bayl