



20191202000444450 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
12/02/2019 01:03:28 PM FILED/CERT

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

Send Tax Notice To:
Christy Smith Traylor
AL

"This Deed Prepared Without Benefit of Title Opinion or Survey"
GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Five Hundred Dollars and No Cents (\$7,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Angela S. Dailey, an unmarried woman, whose mailing address is:

2020 AL HWY 205 N Apt C24
Albertville AL 35950

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

Christy Smith Traylor, whose mailing address is:

12690 Alpine Cir McCalla AL 35111

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 31, according to the Survey of Plat of Chancellors Crossing, as recorded in Map Book 23, Page 75 in the Probate Office of Shelby County, Alabama. (Parcel I)

Lot 25, according to the Survey of Plat of Chancellors Crossing, as recorded in Map Book 28, Page 75 in the Probate Office of Shelby County, Alabama (Parcel II)

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 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.

Shelby County, AL 12/02/2019
State of Alabama
Deed Tax: \$7.50

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 27th day of November, 2019

Angela S. Dailey
Angela S. Dailey



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State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Angela S. Dailey, an unmarried woman 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of November, 2019.

Ammy Cooper
Notary Public, State of Alabama
Ammy Cooper
Print Name of Notary
My Commission Expires: 10/16/2021