

Send tax notice to: Adam L. Luquire 5044 Longleaf Ln. B'ham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

20200102000000210

01/02/2020 08:26:53 AM

DEEDS 1/2

GENERAL WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred eight thousand and no/100 (\$108,000.00) Dollars, the amount of which can be verified according to 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

**Chandria Tolbert, an unmarried woman, whose mailing address is:**

5999 Fall City Rd Jasper, AL 35503

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

Adam L. Luquire, whose mailing address is:

5044 Longleaf Ln. Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 221 Willow Point Circle, Alabaster, Al. 35007** to-wit:

Lot 32, according to the Survey of Willow Point, Phase 1, as recorded in Map Book 21, Page 101 in the Probate Office of Shelby County, Alabama.

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

\$86,400 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 we have hereunto set our hands(s) and seal(s) this 30 day of

December, 2019.

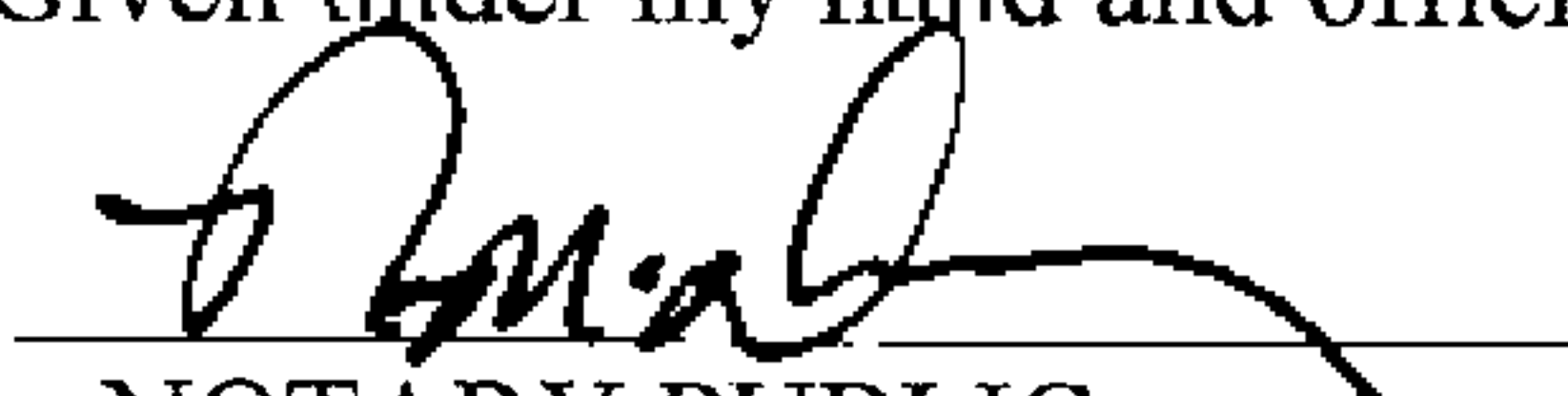
  
\_\_\_\_\_(Seal)  
CHANDRIA TOLBERT

\_\_\_\_\_(Seal)

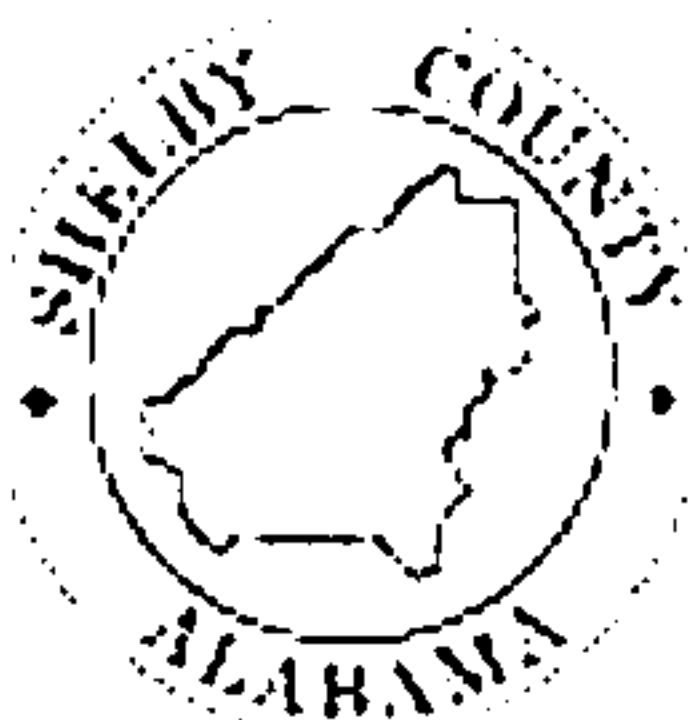
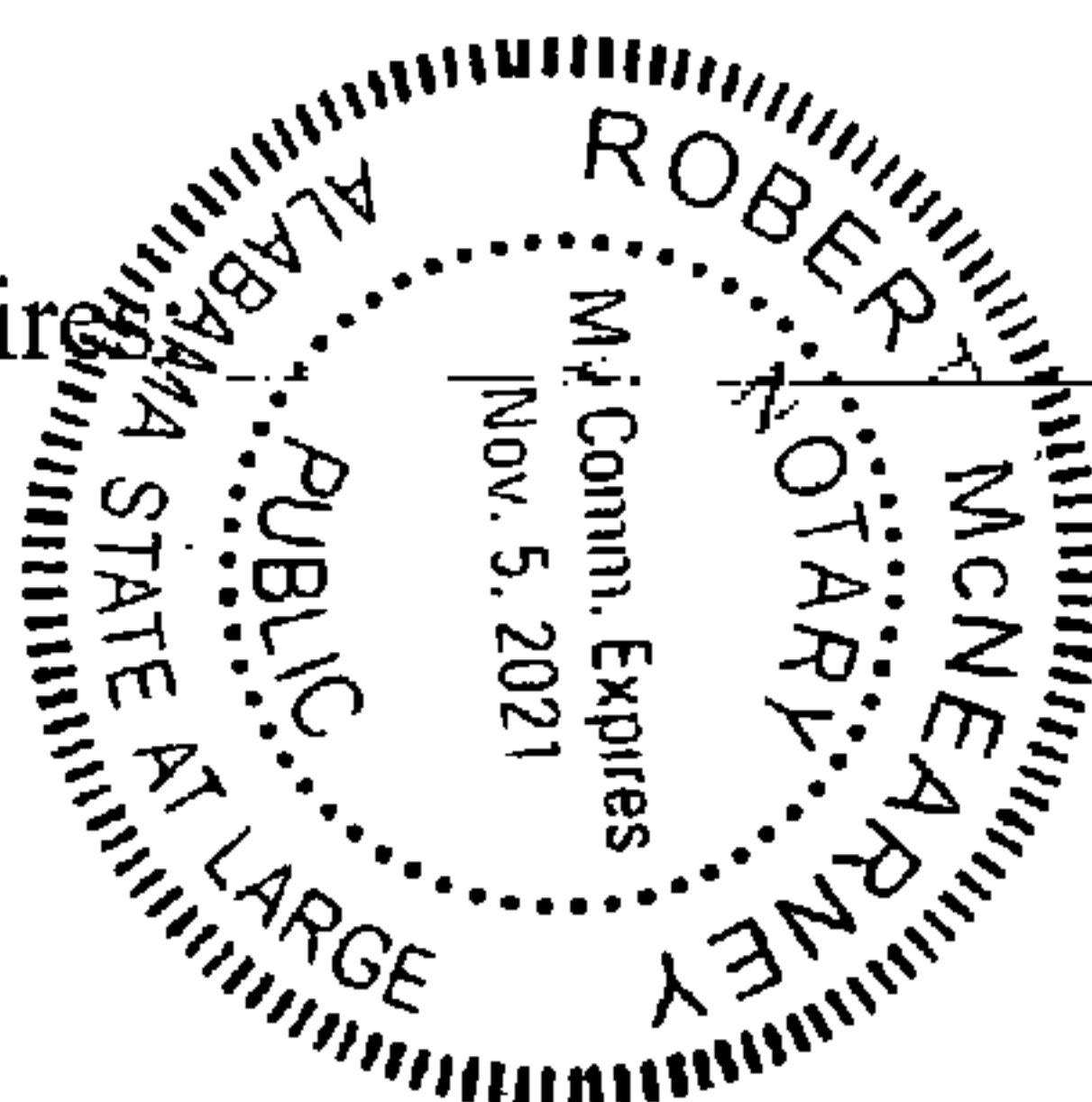
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chandria Tolbert, an unmarried woman, whose name(s) 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 30 day of December, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/02/2020 08:26:53 AM  
\$47.00 CHERRY  
20200102000000210

