

20200117000023650
01/17/2020 10:40:28 AM
DEEDS 1/2

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1425

SEND TAX NOTICE TO:

200 Dale Drive
Alabaster, AL 35007

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Forty-nine Thousand 00/100 Dollars (\$149,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt where is acknowledged. I or we, **Abigail V. Tedeton n/k/a Abigail V. Tedeton Marshall, and Daniel Edward Marshall, married couple** whose mailing address is: **216 Wynlake Dirve, Alabaster, AL 35007**; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Deshawn Demetrious Bates** whose mailing address **200 Dale Drive, Alabaster, AL 35007** (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of **200 Dale Drive, Alabaster, AL 35007** to wit:

Lot 4, in Block 1, according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama..

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$152,427.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantees, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 15th day of January, 2020.

Abigail V. Tedeton Marshall
Abigail V. Tedeton n/k/a Abigail V. Tedeton Marshall,
Daniel Edward Marshall
Daniel Edward Marshall

STATE OF ALABAMA

Shelby County ss:

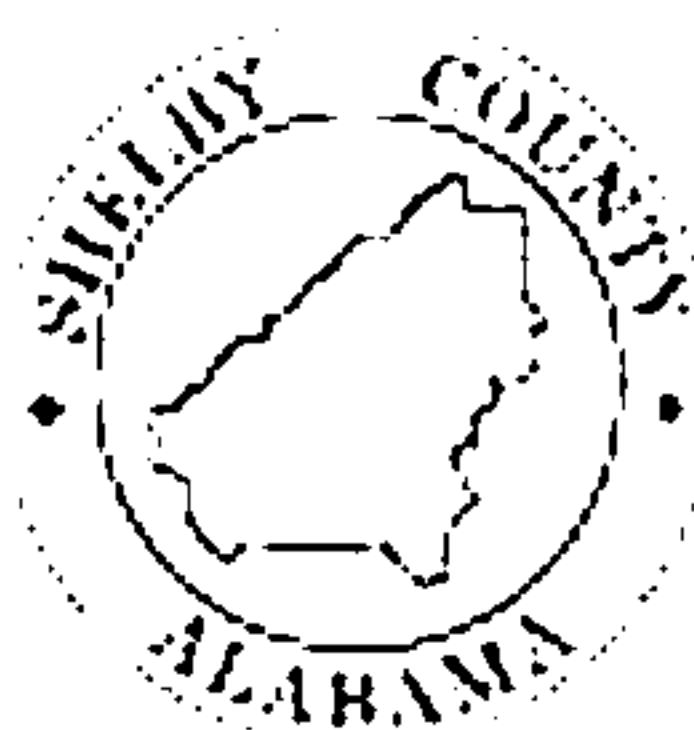
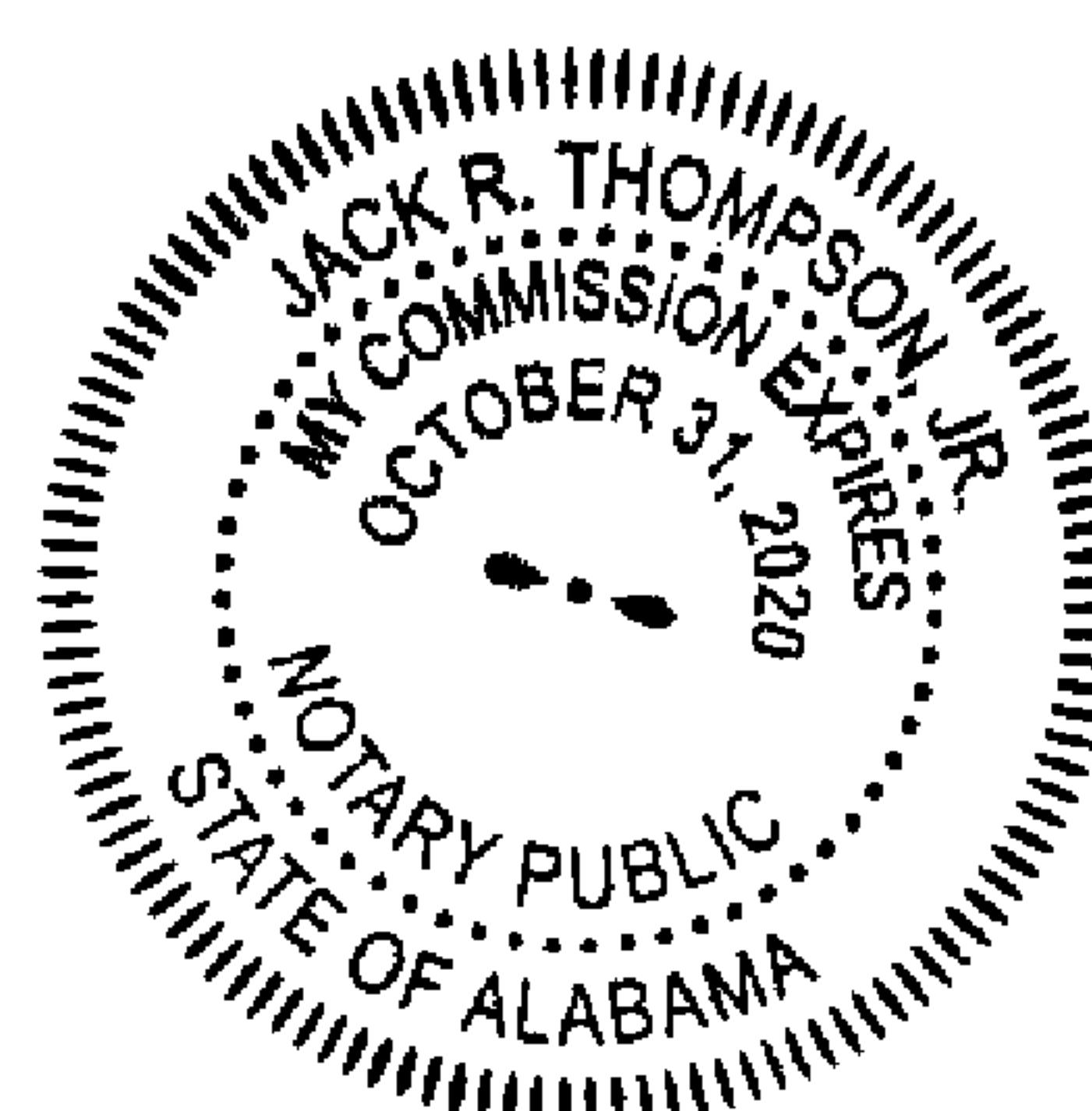
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Abigail V. Tedeton n/k/a Abigail V. Tedeton Marshall, and Daniel Edward Marshall** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

1/17/2020 WITNESS my hand and official seal in the county and state aforesaid this the 15th day of January, 2020

My Commission Expires: 10/31/2020

Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2020 10:40:28 AM
\$27.00 MISTI
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Allie S. Boyd