

This Instrument Prepared by:

SEND TAX NOTICE TO:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1431**

**289 Macallan Drive
Pelham, AL 35124**

[Space Above This Line for Recording Data]

WARRANTY DEED

**20200203000044870
02/03/2020 03:17:30 PM
DEEDS 1/2**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Forty-seven Thousand 00/100 Dollars (\$347,000.00)** 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 grantee herein, the receipt where is acknowledged. I or we, **Janet Landefeld, a widowed person** 418 Chestnut Oak LN, Remlap, AL 35133 ; whose mailing address is: (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Debra McGuire**, whose mailing address **289 Macallan Drive, Pelham, AL 35124** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 289 Macallan Drive, Pelham, AL 35124 to wit:

Lot 1352, according to the Final Plat of Macallan at Ballentrae, Phase 2, as recorded in Map Book 39, Page 53, 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.

\$353,072.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Janet Landefeld is the surviving grantee of that certain deed recorded in Instrument #20130423000164070, the other grantee John Landefeld having died on or before December 13, 2018.

To Have and To Hold to the said grantee, 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31 day of January, 2020.

Janet Landefeld
Janet Landefeld

STATE OF ALABAMA

Jefferson County ss:

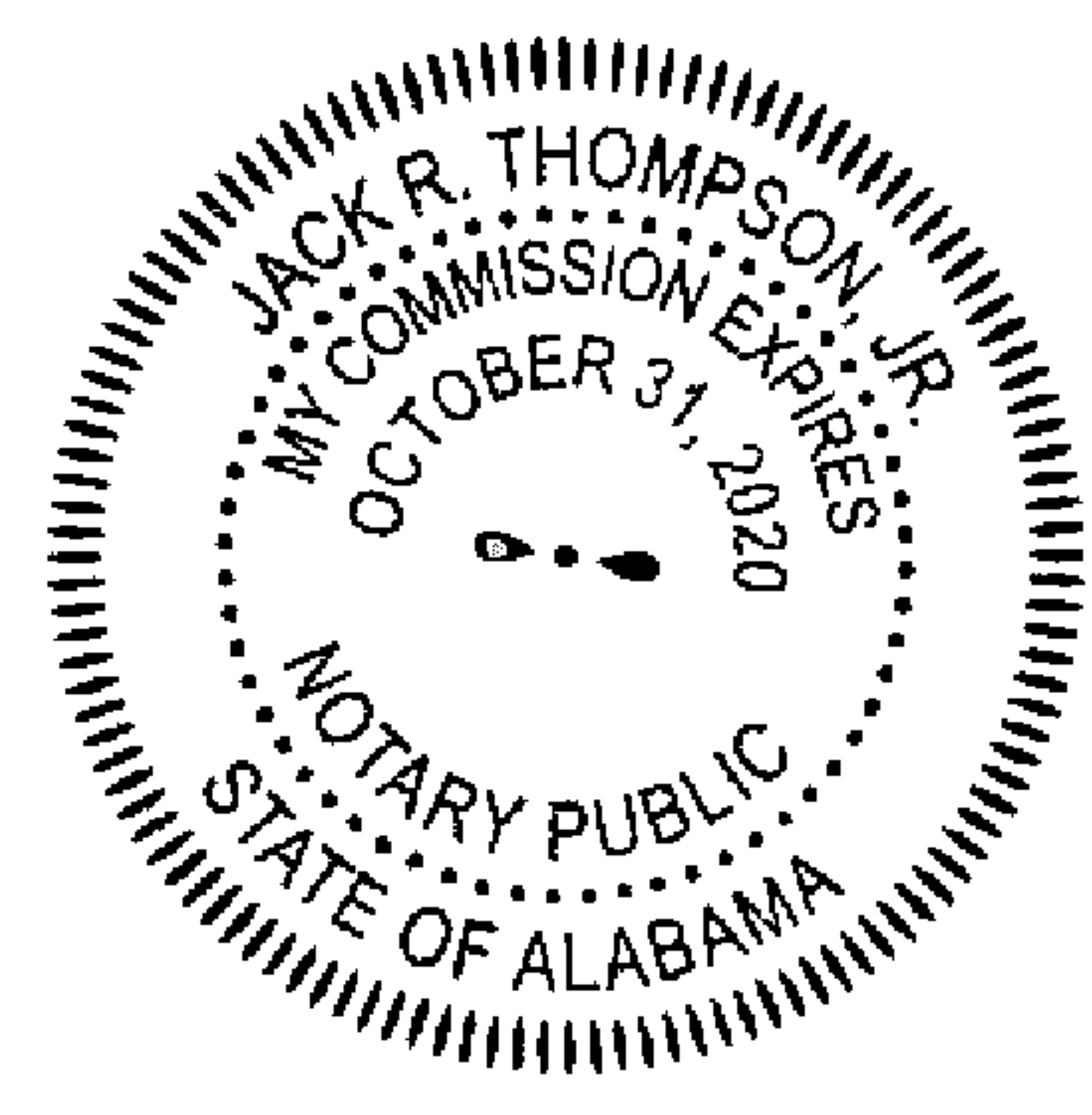
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Janet Landefeld** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she,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

Jack R. Thompson Jr. WITNESS my hand and official seal in the county and state aforesaid this the 31st day of January, 2020

My Commission Expires: 10/31/2020

Jack R. Thompson Jr.
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2020 03:17:30 PM
\$372.00 CHERRY
20200203000044870

Allie S. Boyd