

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

Send Tax Notice To:
Jessica S. Rose
950 Haddington Dale
Pelham, AL 35124

GENERAL WARRANTY DEED

20200207000051320

State of Alabama
County of Shelby

02/07/2020 10:51:28 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents (\$279,900.00)**, 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

Bridget McCarthy, an unmarried woman, and Patrick McCarthy, an unmarried man, whose mailing address is:
950 Haddington Dale, Pelham, AL 35124

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

Jessica S. Rose, whose mailing address is: 3545 Grandview Pkwy, 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: **950 Haddington Dale, Pelham, AL 35124** to-wit:

Lot 339, according to the Survey of Final Plat Haddington Parc at Ballantrae Phase 2, as recorded in Map Book 35, Page 82, in the Probate Office of Shelby County, Alabama.

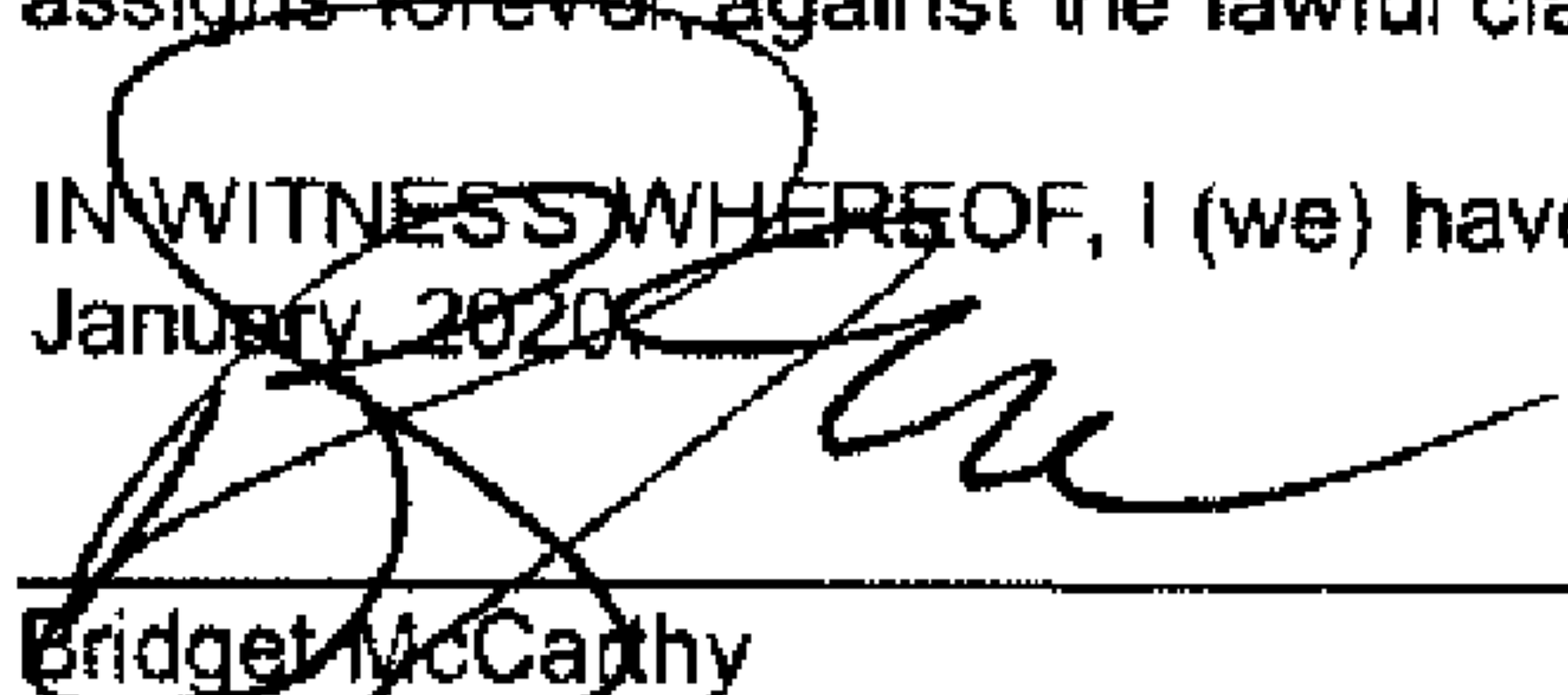
Subject to: All easements, restrictions and rights of way of record.

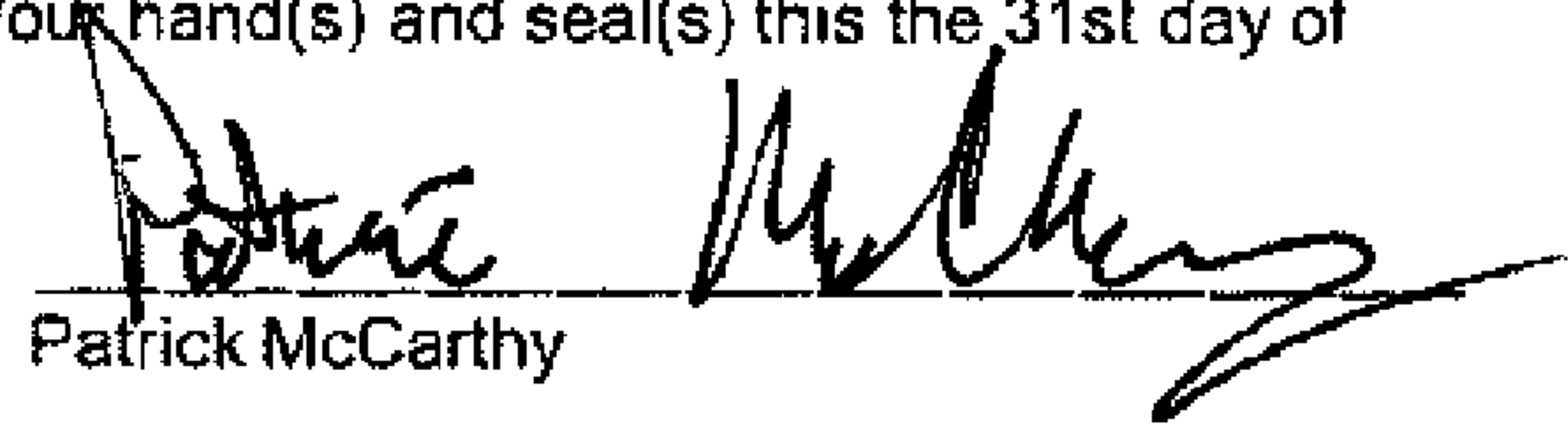
\$223,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

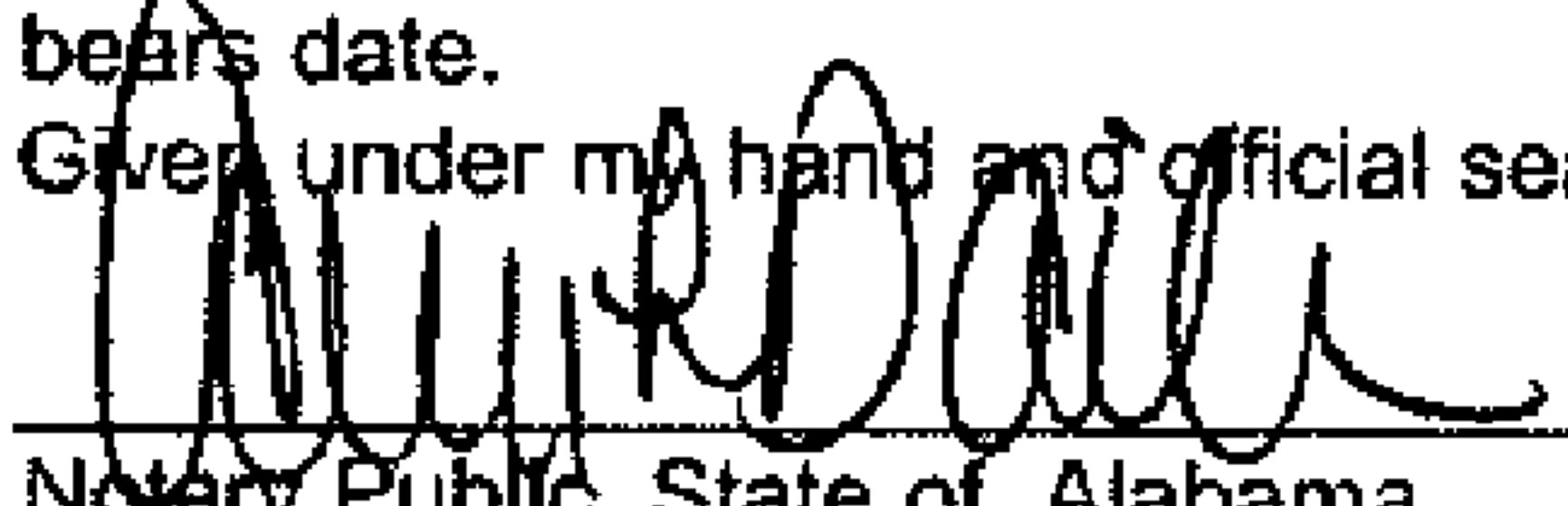

Bridget McCarthy


Patrick McCarthy

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bridget McCarthy and Patrick McCarthy, 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 31st day of January, 2020.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2020 10:51:28 AM
\$78.00 CHERRY
20200207000051320

Allen S. Bayl