

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

Send Tax Notice To:
Michelle Carriere
417 Waterford Highlands Way
Calera, AL 35040

GENERAL WARRANTY DEED

20200303000084290
03/03/2020 02:35:23 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Six Thousand Dollars and No Cents (\$166,000.00), 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

Christopher B. Anderson and Sheryl S. Anderson, husband and wife, whose mailing address is:

1276 Ivory Court Greenwood, IN 46143

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

Michelle Carriere, whose mailing address is: 2058 Village Lane, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 417 Waterford Highlands Way, Calera, AL 35040 to-wit:

Lot 460, according to the Survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 111, in the Probate Office of Shelby County, Alabama.

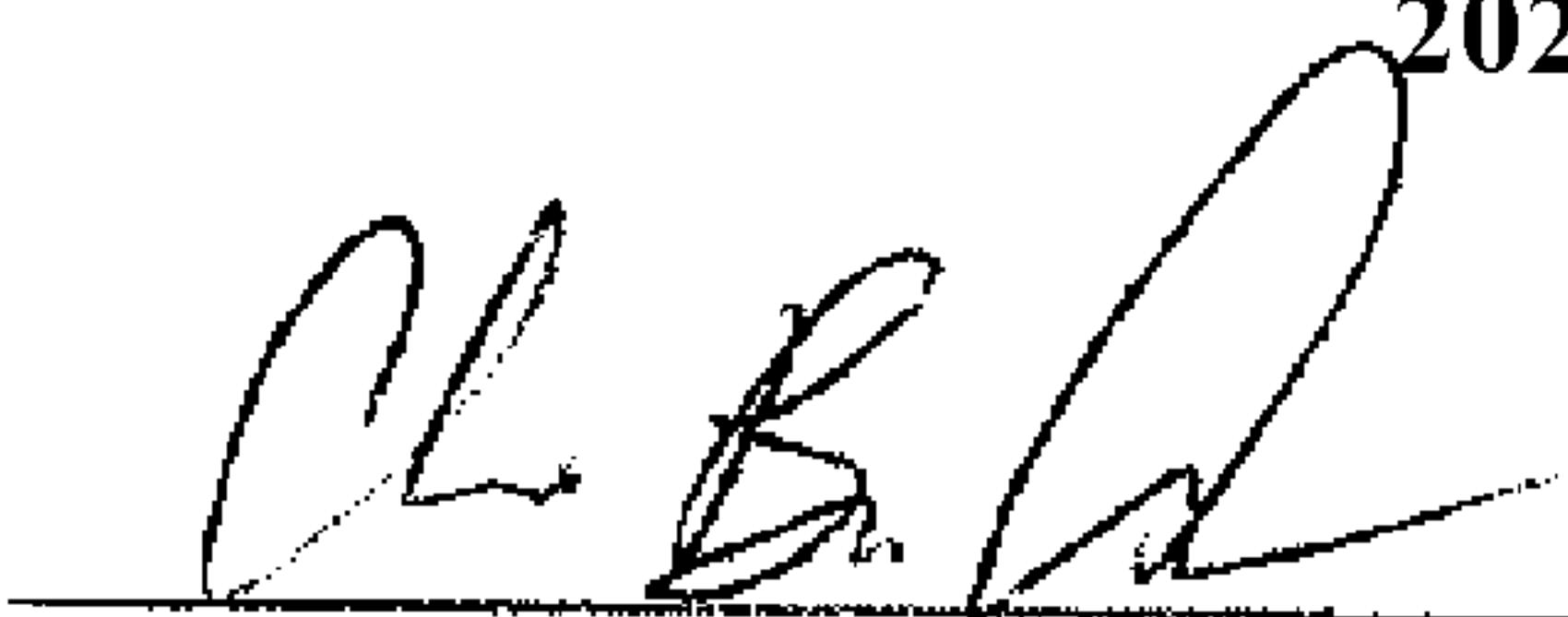
Subject to: All easements, restrictions and rights of way of record.

\$162,952.00 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 14 day of February, 2020.



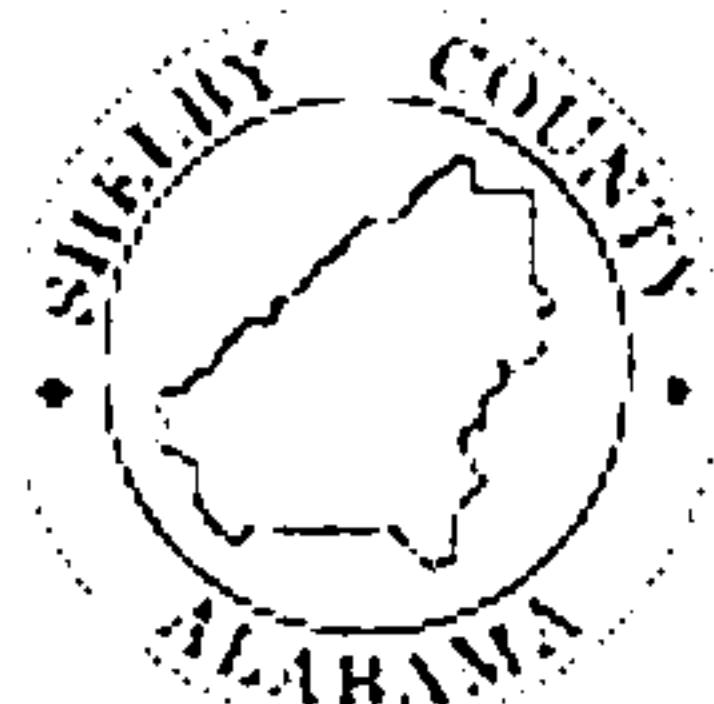
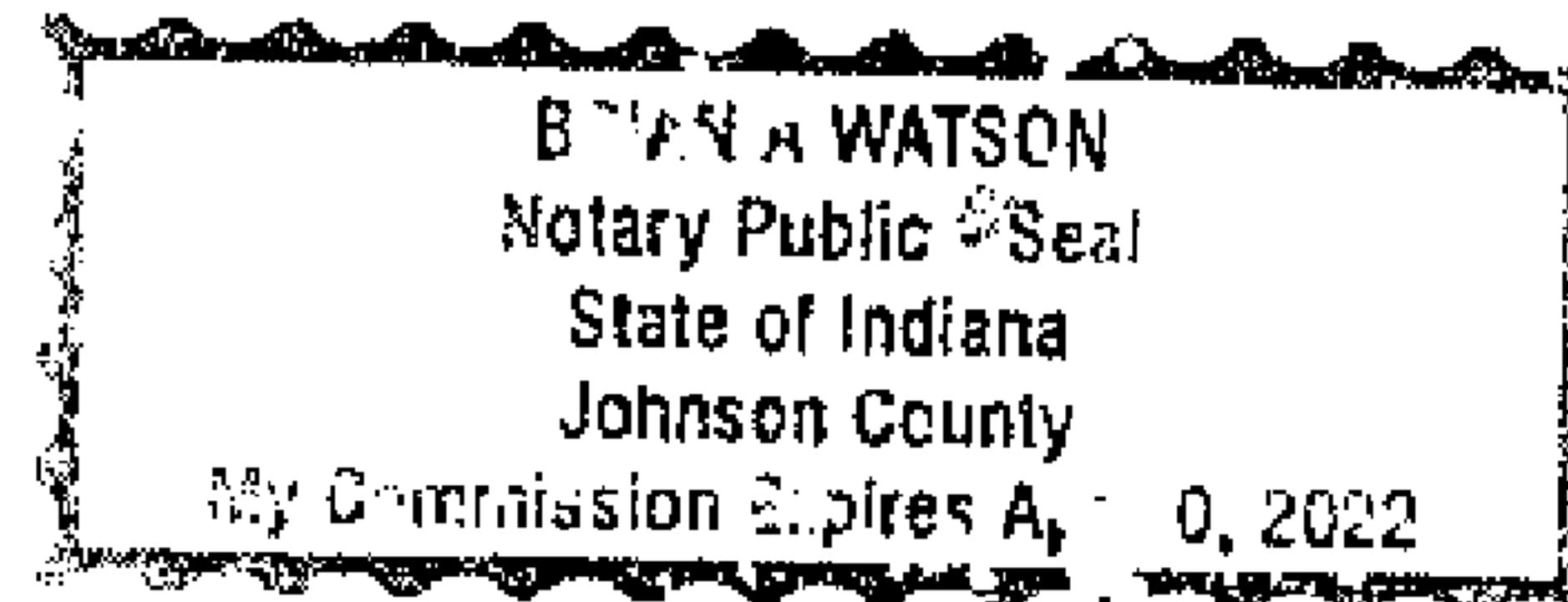
Christopher B. Anderson



Sheryl S. Anderson

State of Ind
County of Johnson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Christopher B. Anderson and Sheryl S. Anderson, 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 21 day of February, 2020.

Notary Public, State of IndianaPrinted Name of Notary
My Commission Expires: 4-10-2022

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 02:35:23 PM
\$28.50 CHARITY
20200303000084290

