

Prepared by:
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Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Kenneth Scott Dailey
777 Highway 8
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20200311000096450
03/11/2020 09:23:04 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Twenty Three Thousand Five Hundred Dollars and No Cents (\$123,500.00)**, 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

Sandy F. Johnson, a married woman, whose mailing address is:

737 Highway 42, Calera, AL 35040

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

Kenneth Scott Dailey, whose mailing address is: 777 Highway 8, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **2062 Island Road, Shelby, AL 35143** to-wit:

Lots 4 and 5, according to the Final Plat of Keith Johnson Family Subdivision, as recorded in Map Book 51, Page 85 in the Office of the Judge of Probate for Shelby County, Alabama.

Subject to restrictions and covenants on file in Book 51, Page 333 in Probate Office.

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

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

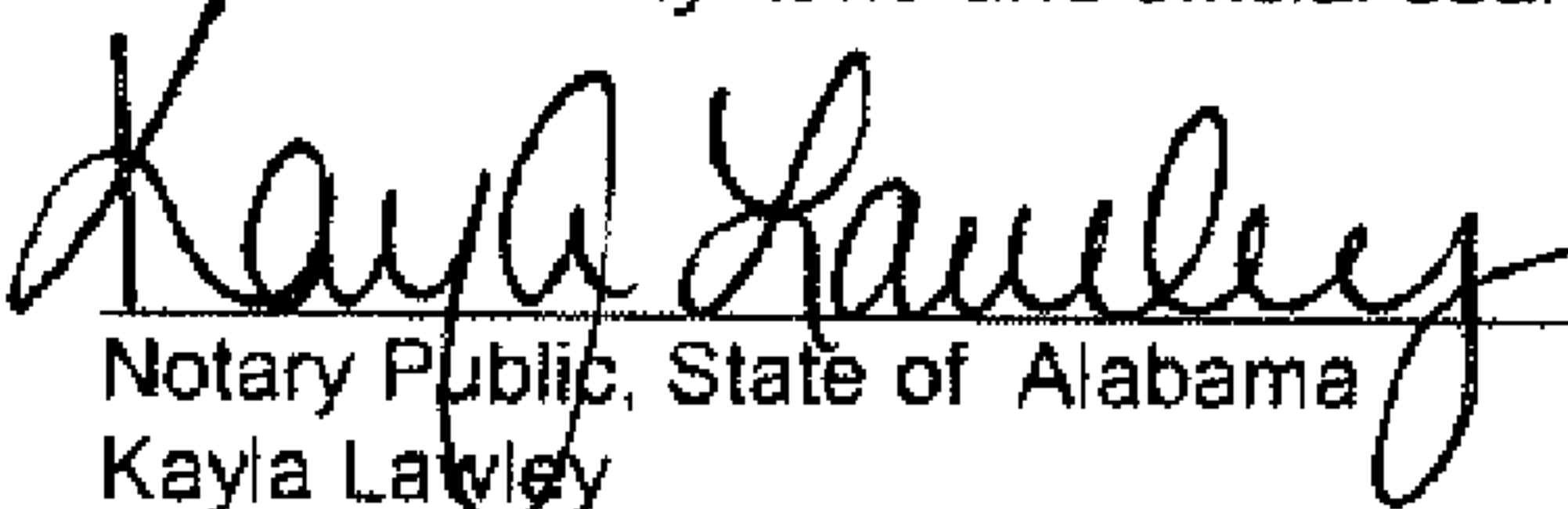
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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.

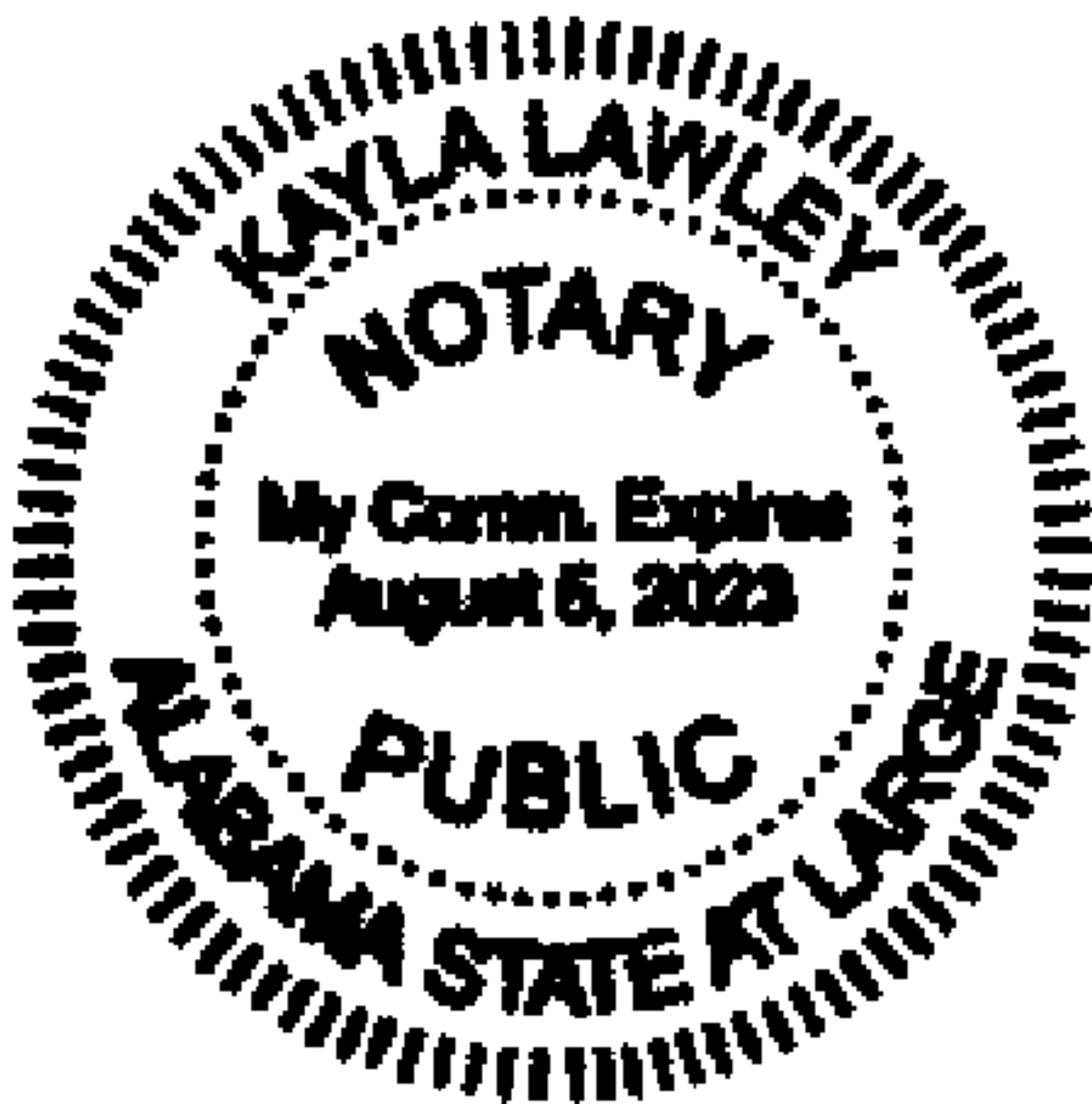
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 22nd day of January, 2020.


Sandy F. Johnson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Sandy F. Johnson, 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 22nd day of January, 2020.


Notary Public, State of Alabama
Kayla Lawley
Printed Name of Notary
My Commission Expires: August 05, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2020 09:23:04 AM
\$145.50 CHERRY
20200311000096450

Allen S. Bayl