

THIS INSTRUMENT PREPARED BY:  
J. CLAY MADDOX  
FULLER HAMPTON LLC  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975



20200312000098380 1/2 \$75.00  
Shelby Cnty Judge of Probate, AL  
03/12/2020 09:34:25 AM FILED/CERT

## WARRANTY DEED

**SEND TAX NOTICES TO:**

2104 N Grande View Lane

Maylene, Alabama 35114

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

KNOW YE ALL MEN BY THESE PRESENTS:

**WHEREAS**, in consideration of the sum of One Hundred Seventy Nine Thousand and 0/100 Dollars (\$179,000.00) and other valuable considerations to the undersigned GRANTOR, **NICHOLAS S. SCHOGGEN**, and wife, **Gudrid Schoggen**, in hand paid by the GRANTEE, **SHANE M. JONES**, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 140, according to the Map of Lexington Parc, Sector 2, as recorded in Map Book 42 page 28, in the Office of the Judge of Shelby County, Alabama.**

**This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.**

**\$129,000.00 of the Purchase price was obtained by a Purchase Money Mortgage.**

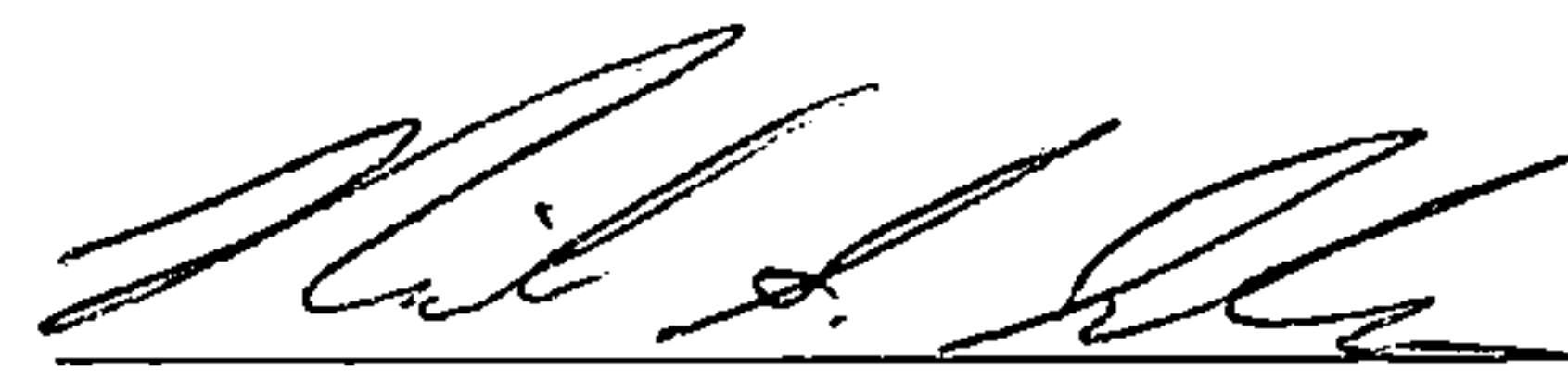
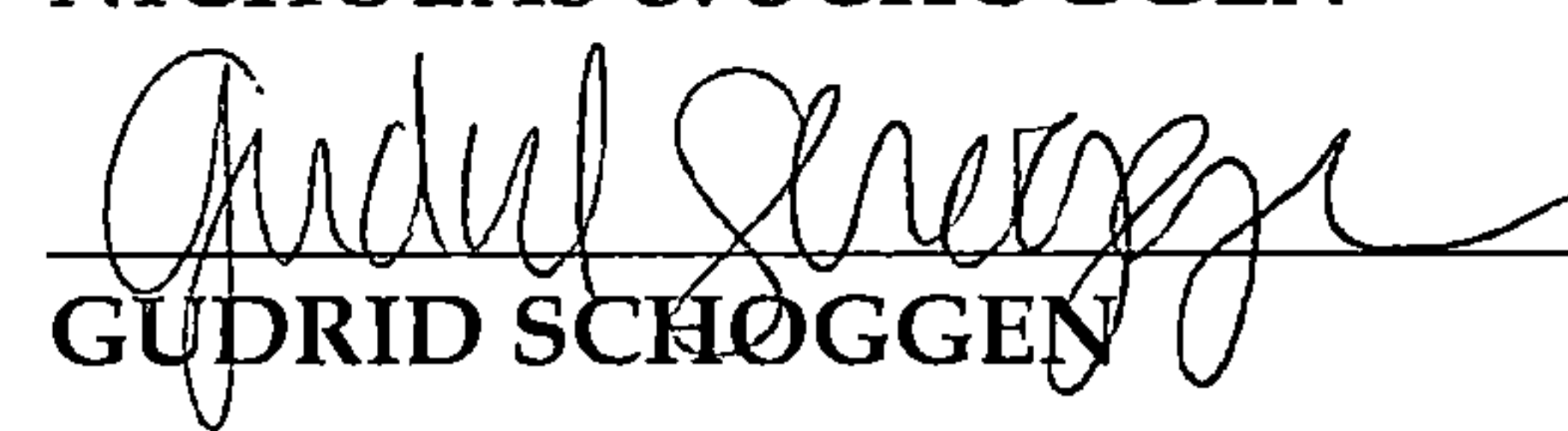
**Deed Ref: Inst. 20121126000448670.**

**TO HAVE AND TO HOLD** to the said GRANTEE, in fee simple, and to the heirs and assigns.

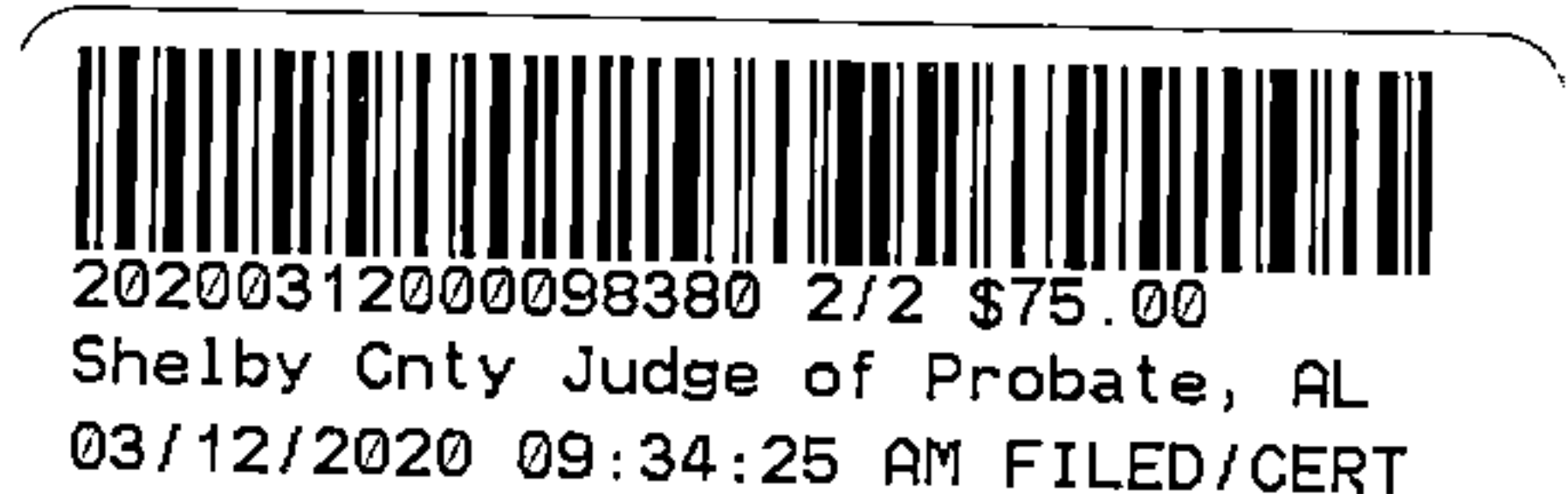
**AND THE GRANTOR**, does for himself, his heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said

premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, on this 28<sup>th</sup> day of February, 2020.

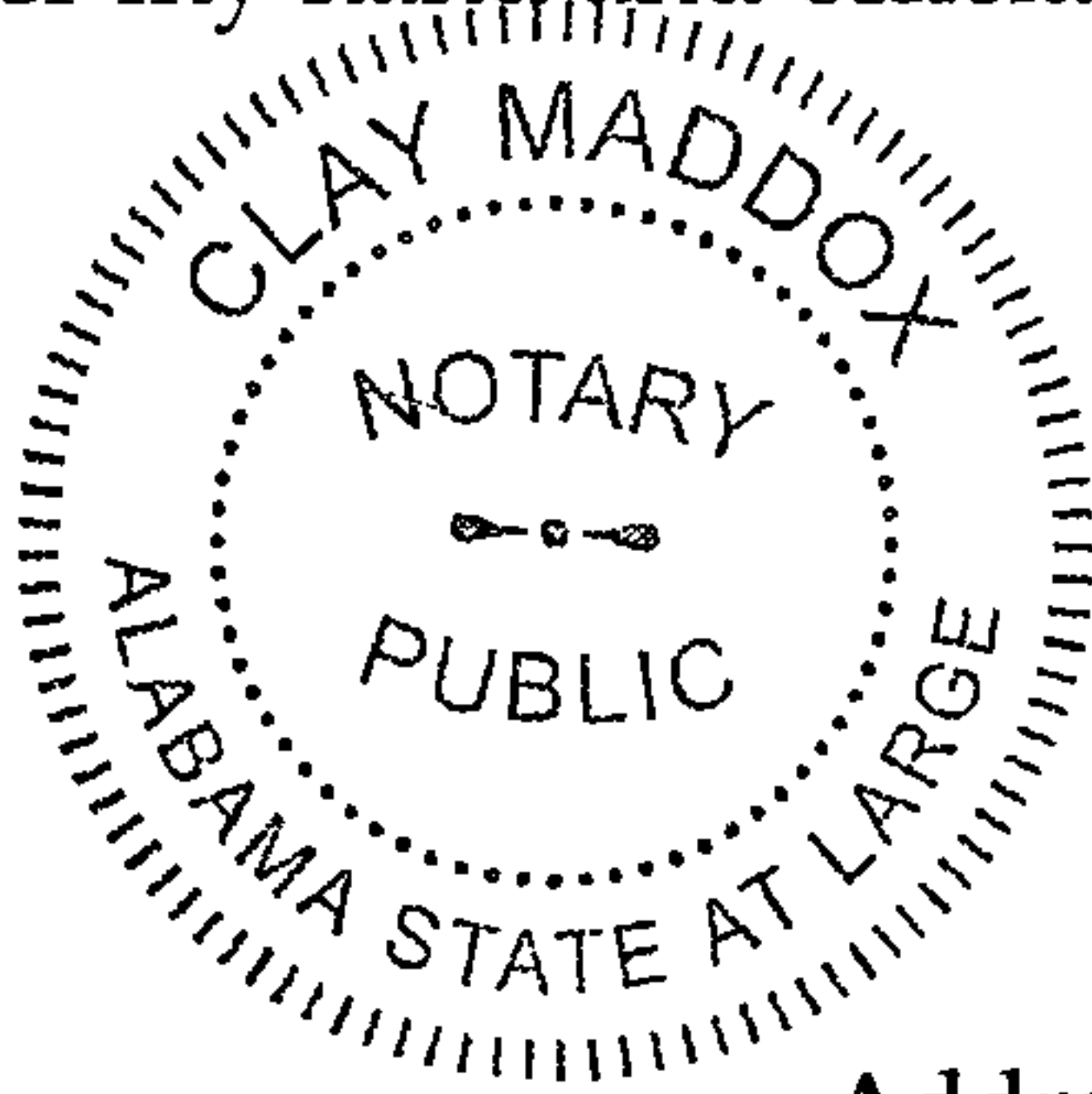
  
NICHOLAS S. SCHOGGEN  
  
GUDRID SCHOGGEN

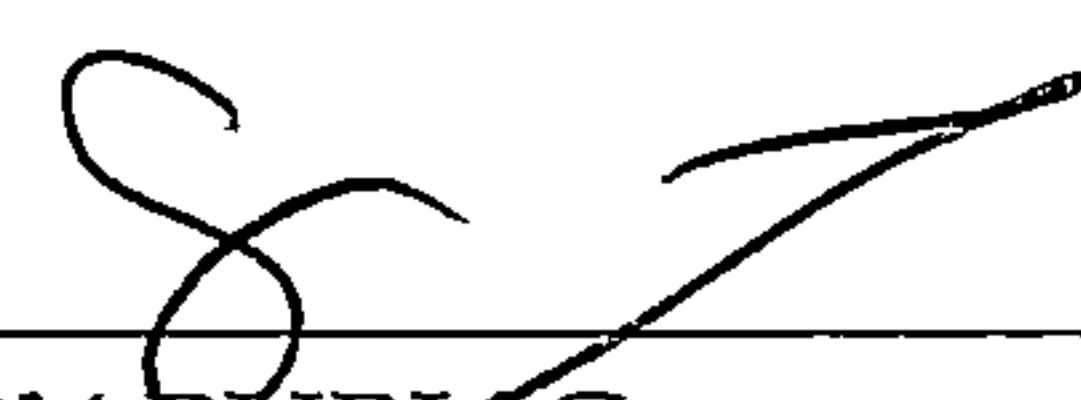
STATE OF ALABAMA           )  
  )  
COUNTY OF CHILTON       )



I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **NICHOLAS S. SCHOGGEN AND GUDRID SCOGGEN**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of February, 2020.



  
NOTARY PUBLIC  
My Commission Expires: 4-23-23

Address of Grantee:	Address of Grantor:	Property Address:
<u>2104 N Grande view Ln</u> <u>Maylene, AL 35114</u>	<u>739 Hwy 5</u> <u>Wilsonville, AL 35186</u>	<u>2007 Discovery Dr.,</u> <u>Montevallo, AL</u> <u>35115</u>

Real Value: \$179,000.00

Shelby County, AL 03/12/2020  
State of Alabama  
Deed Tax: \$50.00