

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

Send Tax Notice To:
Robert Eugene Kiker Jr.
4100 Highway 22
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20200417000152000
04/17/2020 03:29:40 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety Two Thousand Nine Hundred Dollars and No Cents (\$92,900.00)**, 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

Kristen Elliff, a married woman, Eric Burrage, a married man, and Rita Euniece Wilson, one in the same as Rita Eunice Wilson, a married woman, whose mailing address is:

4100 Highway 22, Montevallo, AL 35115

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

Robert Eugene Kiker Jr., whose mailing address is:

262 Highway 202, 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: **4100 Highway 22, Montevallo, AL 35115** to-wit:

Begin at the NW corner of the NW1/4 of SE1/4 of Section 5, Township 22 South, Range 3 West; thence East along the North line of said quarter quarter section, 986 feet to the Point of Beginning of lot; thence South 348.7 feet; thence East 125 feet; thence North 348.7 feet to a point on the said North line; thence West along said line 125 feet to the Point of Beginning. Situated in Shelby County, Alabama.

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

The property herein conveyed does not constitute the homestead of the grantor, nor that of his/her spouse, neither is it contiguous thereto.

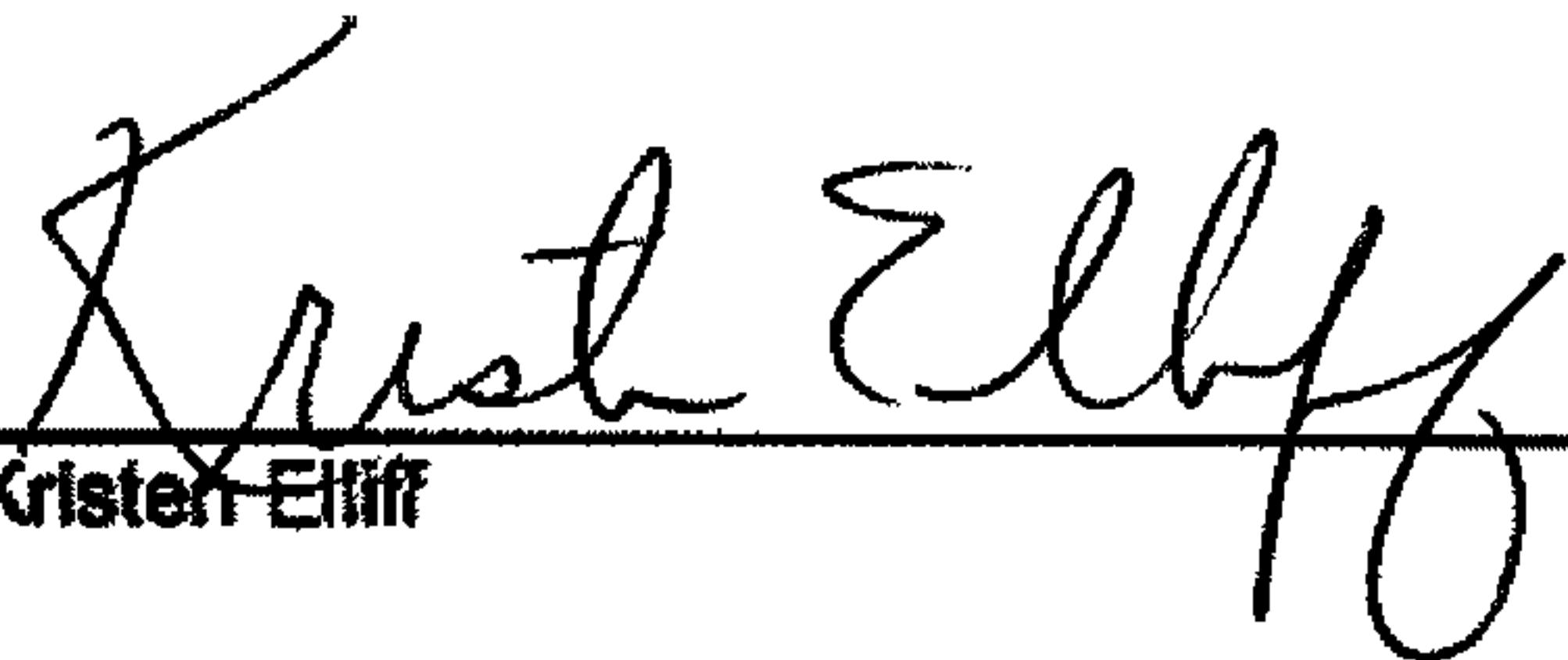
and \$2787.00

\$91,216.00 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.

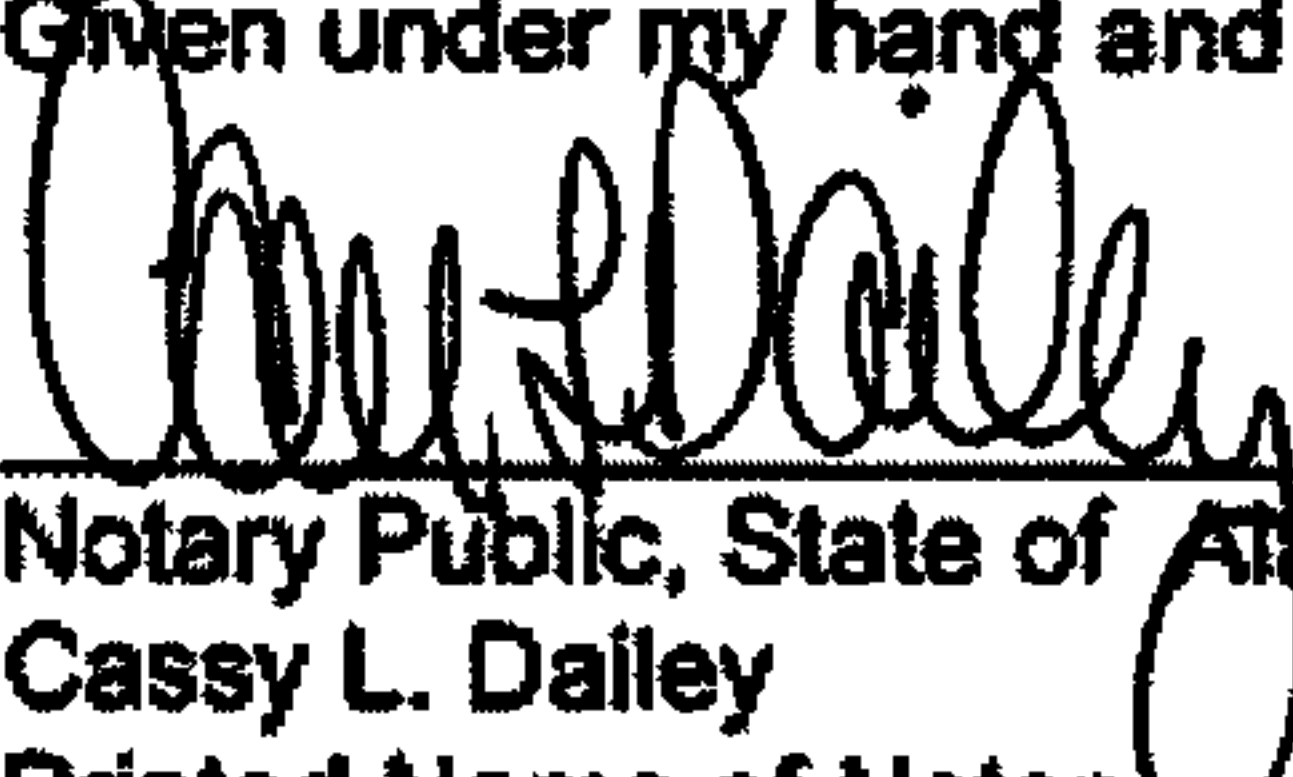
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 16th day of April, 2020.

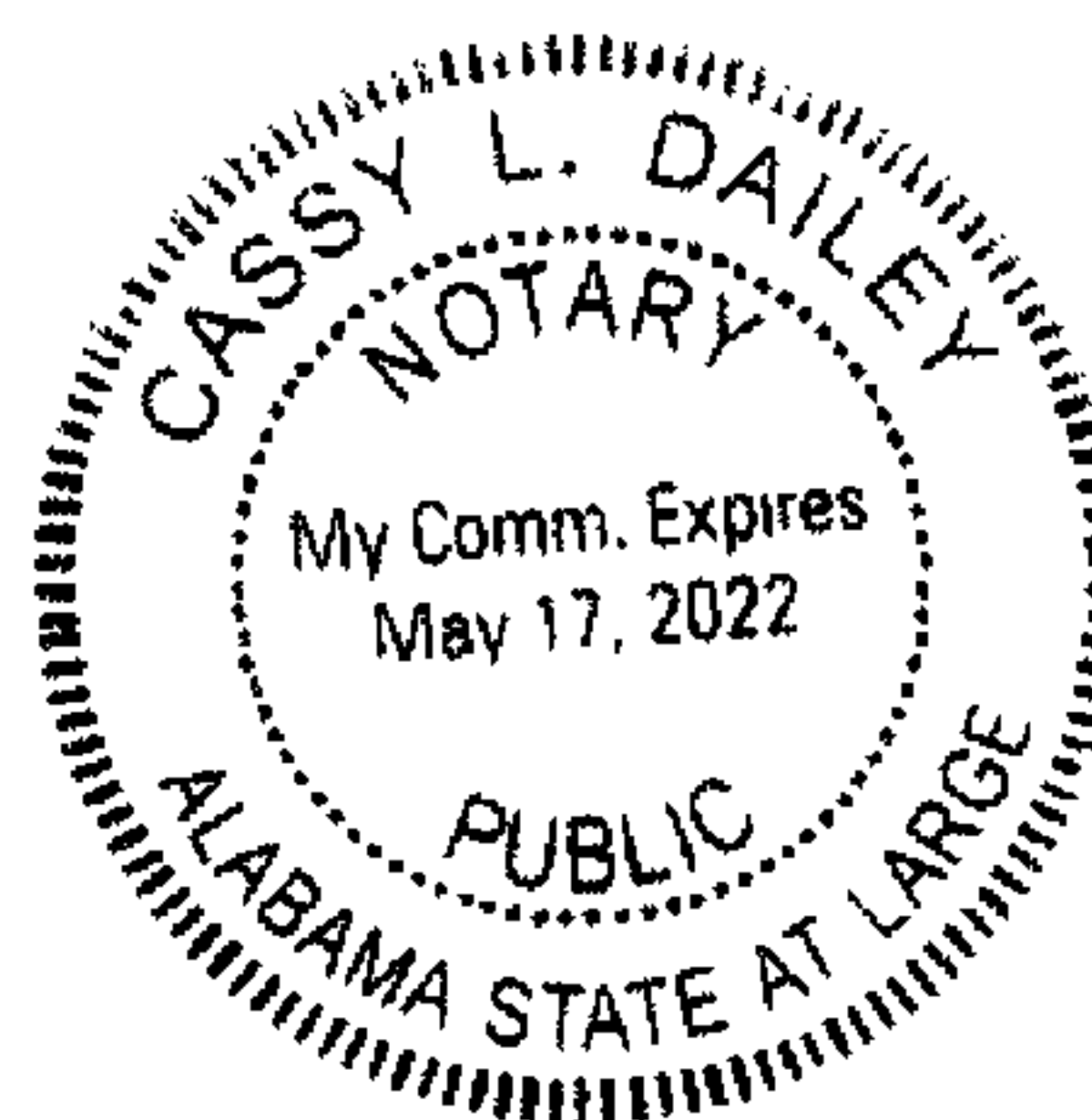

Kristen Elliff


Rita Euniece Wilson

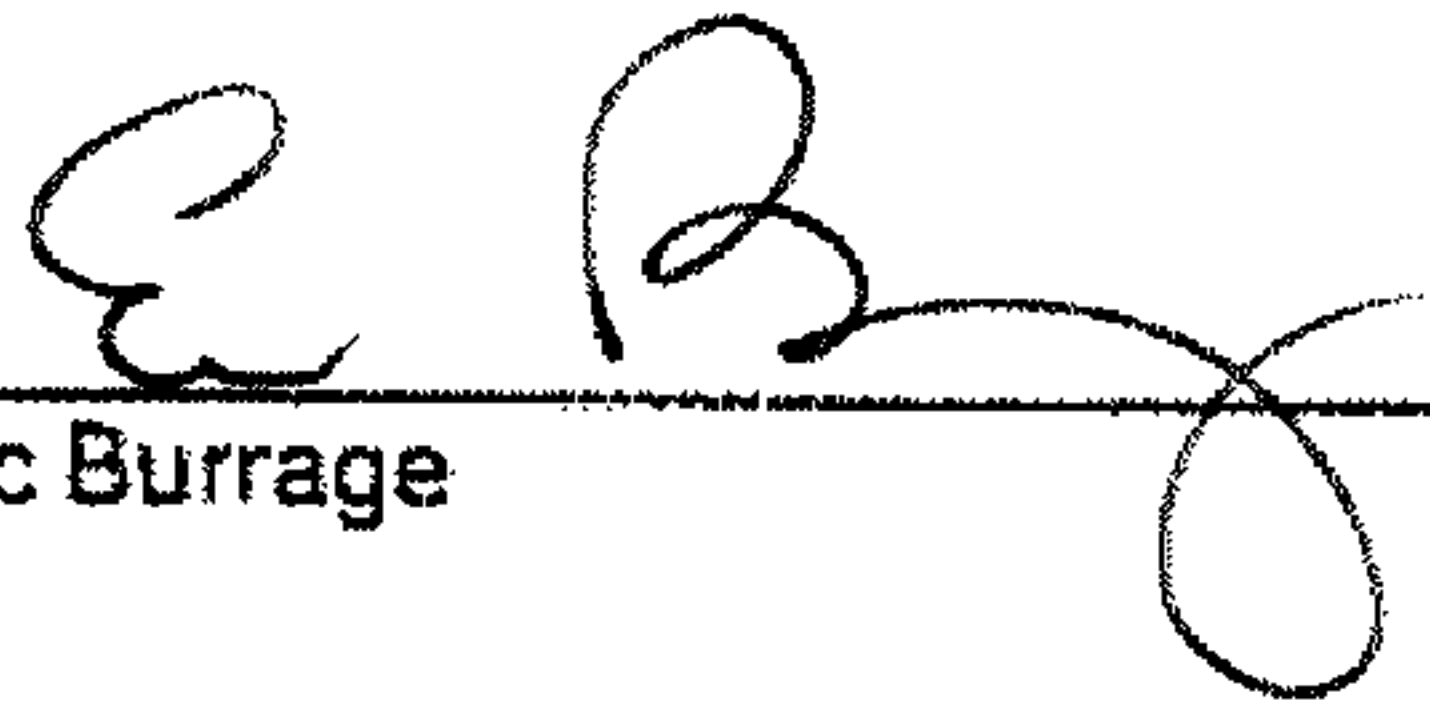
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kristen Elliff and Rita Euniece Wilson, 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 16th day of April, 2020.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

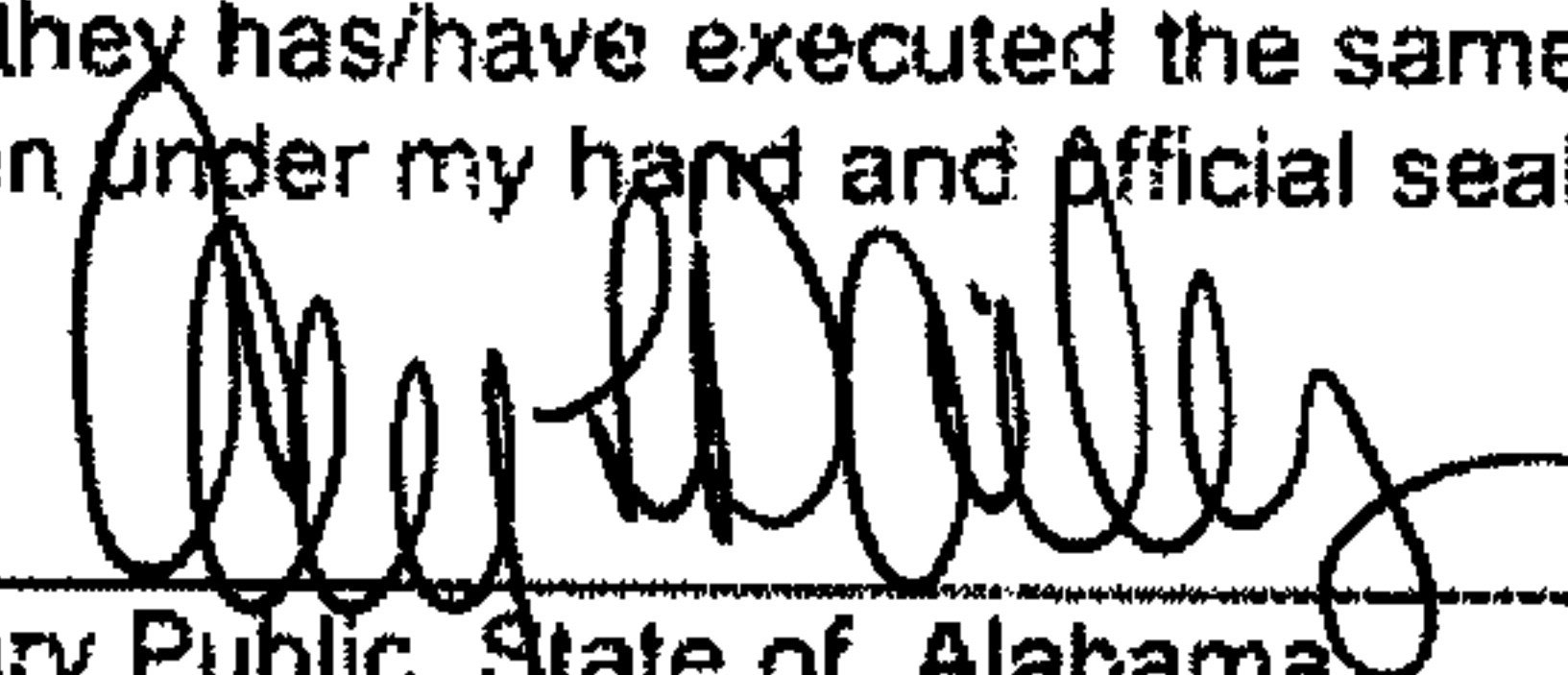


20200417000152000 04/17/2020 03:29:40 PM DEEDS 2/3


Eric Burrage

State of Alabama
County of Shelby

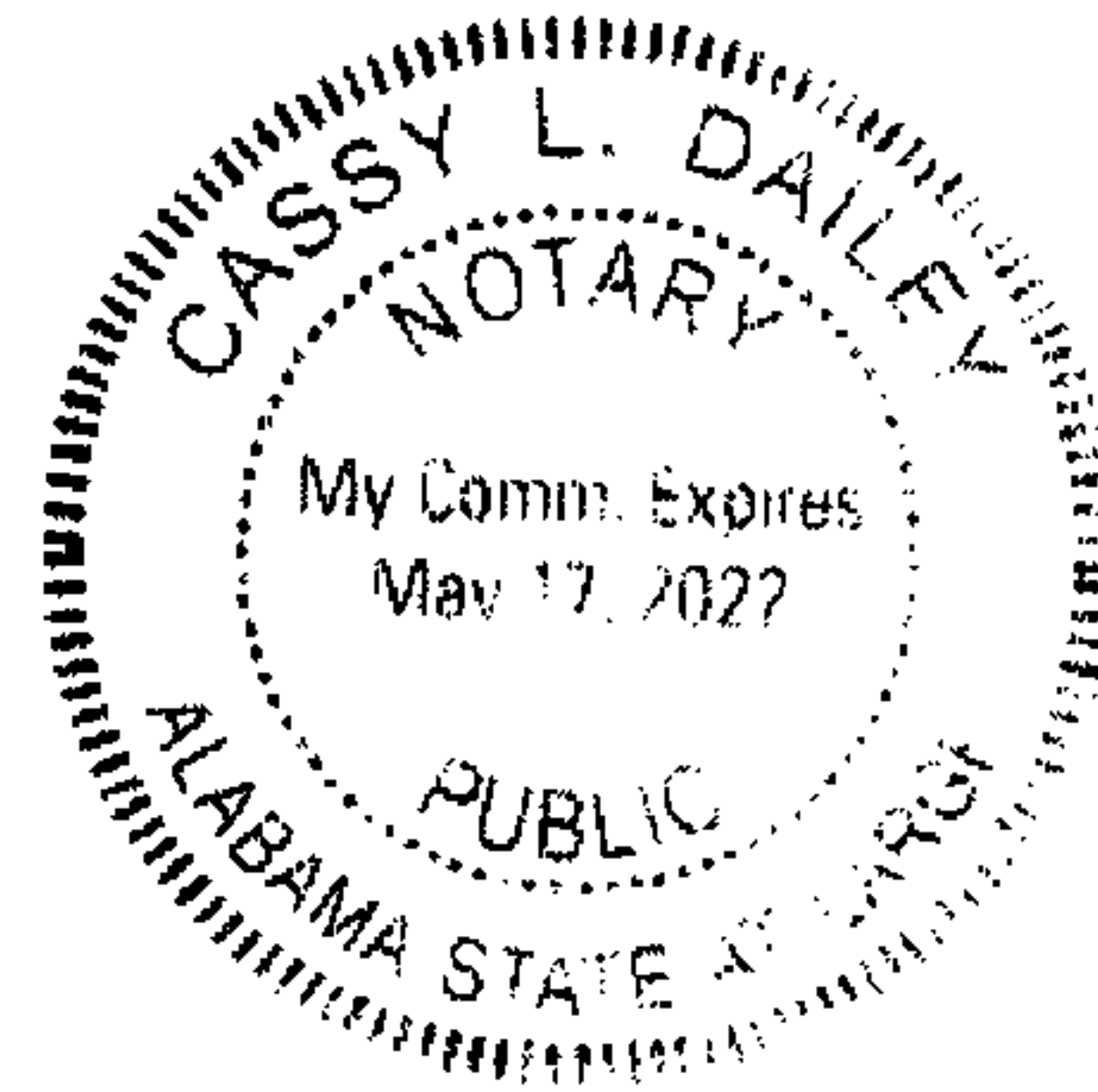
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Eric Burrage, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 16th day of April, 2020.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



*****Millie Ruth Harris one of the grantees in Deed recorded in Book 205, Page 332 died on or around November 15, 1994. John Harris the other grantee died in 1963. Eric Burrage, Kristen Elliff and Rita Eunice Wilson are Heirs at Law of Millie Ruth Harris. Leslie Turner the other heir conveyed her interest in that Quit Claim Deed recorded in Instrument No. 20200207000052700 in the Probate Records of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2020 03:29:40 PM
\$31.00 CHERRY
20200417000152000

