

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Jason Stuckey
5217 Kirkwall Ln.
Birmingham, AL 35242

20200526000208310
05/26/2020 01:02:30 PM
DEEDS 1/1

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fifty Thousand Eleven Dollars and No Cents (\$450,011.00)**, 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

Freddie T Coley and Leslie Carol Coley, husband and wife whose mailing address is:

PO Box 382851, Birmingham, AL 35238

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

Jason Stuckey, whose mailing address is: 5217 Kirkwall Ln., 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: 5217 Kirkwall Ln., Birmingham, AL 35242 to-wit:

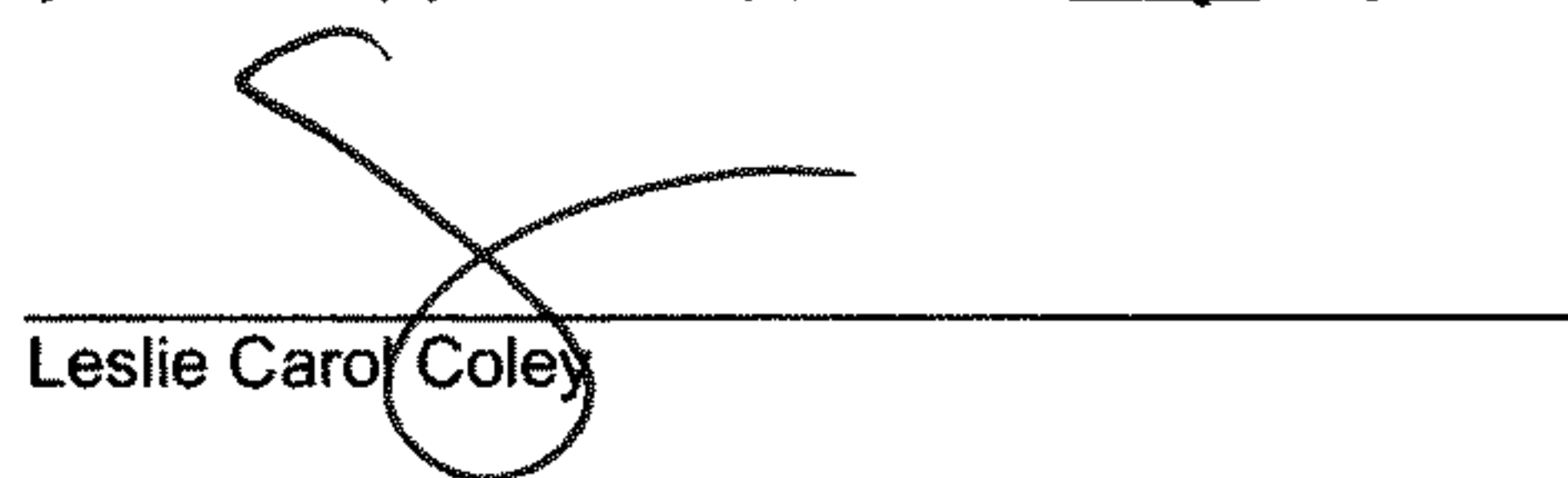
Lot 33, Block 2, according to the Survey of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 6, page 152, in the Probate Office of Shelby County, Alabama.
Subject to: All easements, restrictions and rights of way of record.

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.

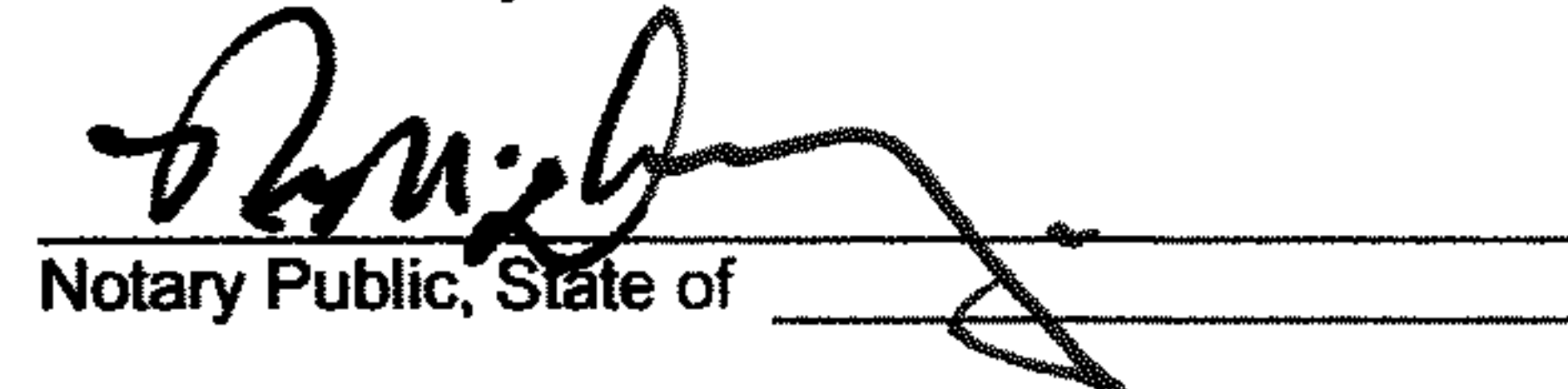
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 22 day of May, 2020.

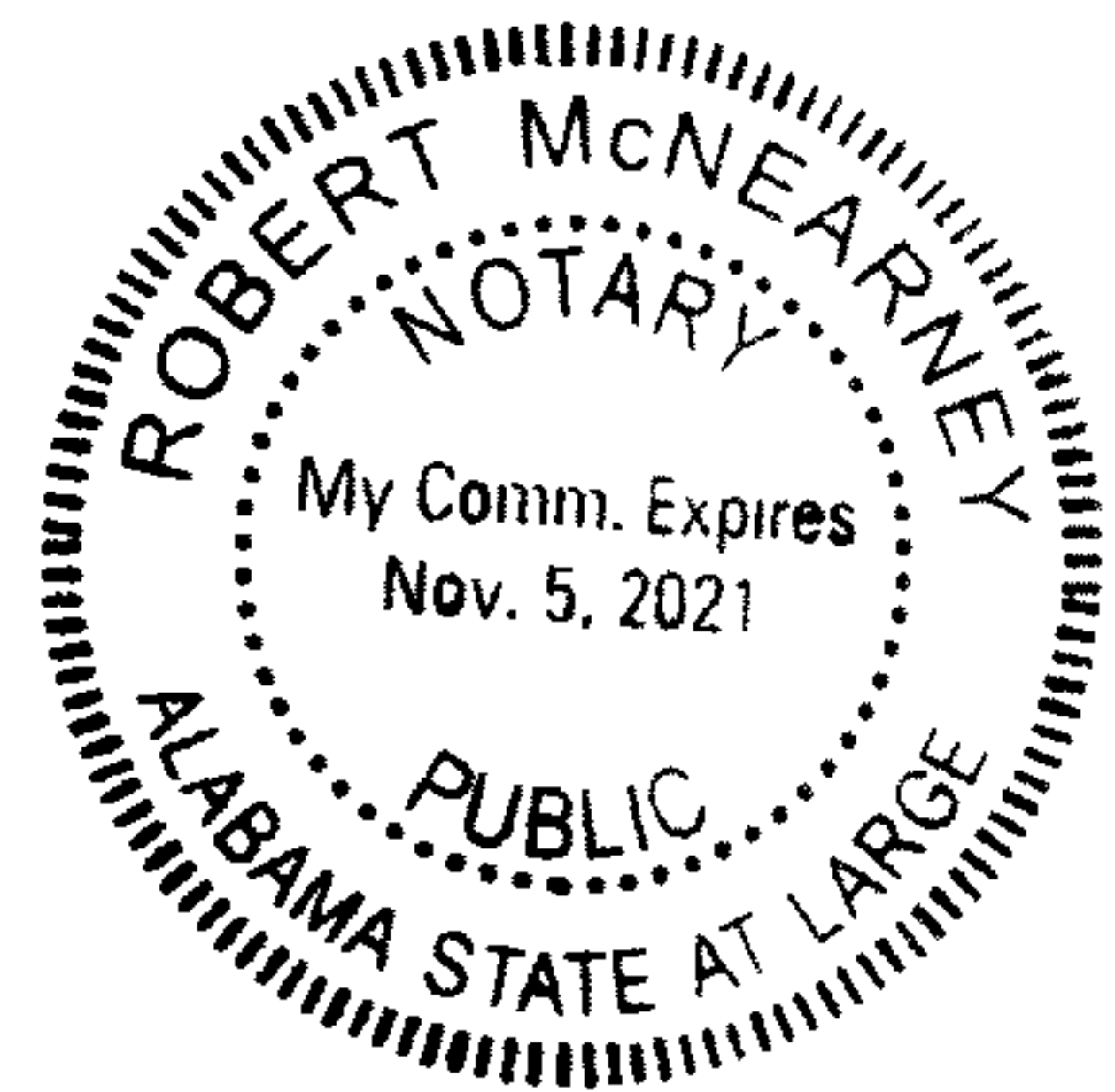
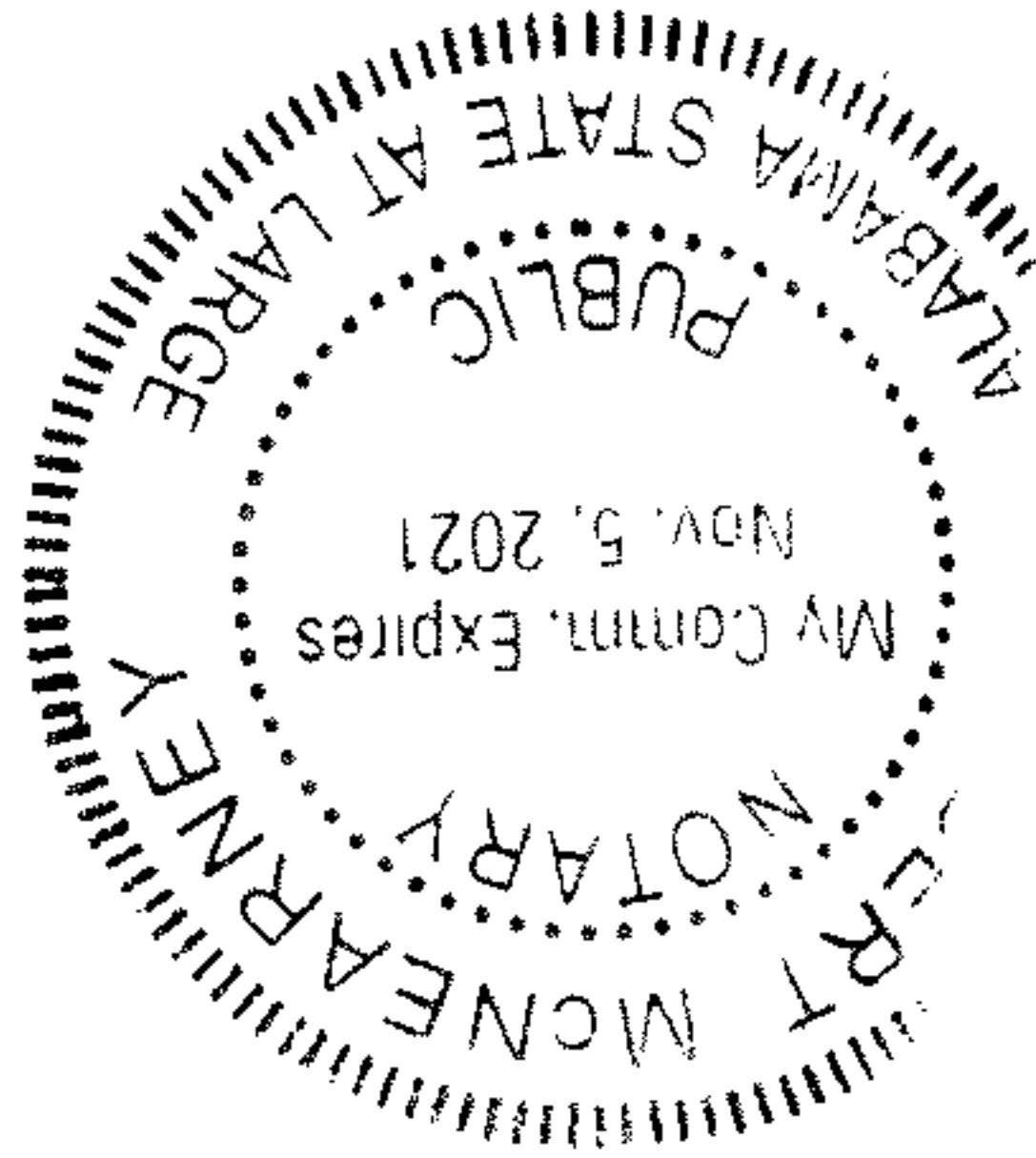

Freddie T Coley


Leslie Carol Coley

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Freddie T Coley and Leslie Carol Coley, 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 May, 2020.


Notary Public, State of _____
Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2020 01:02:30 PM
\$472.50 CHERRY
20200526000208310

Allen S. Bayl