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06/08/2020 02:09:34 PM
DEEDS 1/2

20-2278

Send tax notice to: James D. Fallon and Lorene K. Fallon, 1150 Berwick Road, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred and Thirty-Four Thousand and No/100 (\$234,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Audra Mickle, a single woman, whose mailing address is:

209 Sweet Briar Lane, Prattville, AL 36067
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

James D. Fallon and Lorene K. Fallon, whose mailing address is:

1150 Berwick Road, Birmingham, AL 35242
(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, the address of which is: 1150 Berwick Road, Birmingham, AL 35242 to-wit

Lot 25, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 5 day of June 2020.

Audra Mickle

Audra Mickle

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Audra Mickle**, a single woman, whose name 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 this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of June 2020.

Audra Mickle

NOTARY PUBLIC

My Commission expires: 6/26/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2020 02:09:34 PM
\$259.00 CHERRY
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Allie S. Bayl