

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Danielle Jeane' Tate
204 Tocoa Cir.
Helena, AL 35080

GENERAL WARRANTY DEED

20200624000259200

State of Alabama
County of Shelby

06/24/2020 01:30:58 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Gabrielle Spurrell and Anthony Spurrell, wife and husband, whose address is 4680 SANDPIPER LANE HOOVER, AL 35244 and John D. Gordon, a married man, this does on constitute the homestead of John D. Gordon or his spouse whose address is 4680 sand piper Lane, Hoover, AL 35244 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Danielle Jeane' Tate whose address is 204 Tocoa Circle, Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 16, according to the Survey of Tocoa Parc, Phase I, as recorded in Map Book 23, Page 124, in the Probate Office of Shelby County, Alabama.

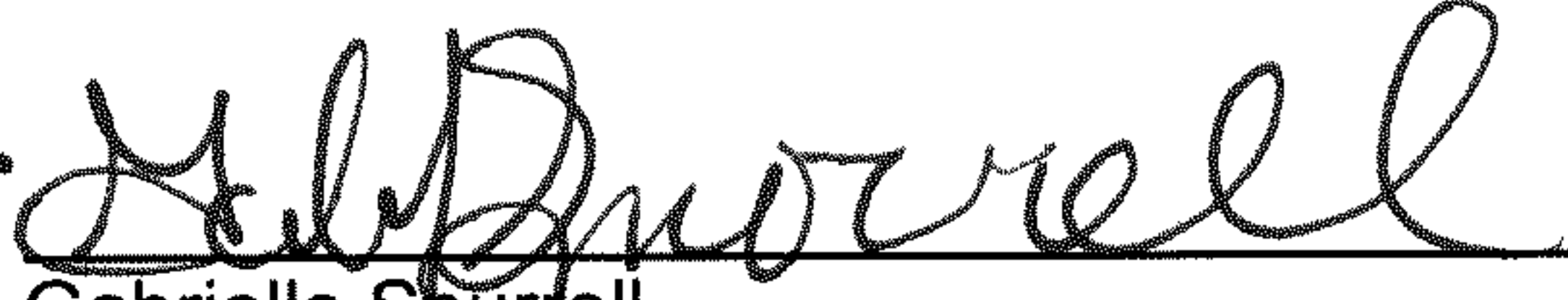
Subject to: All easements, restrictions and rights of way of record.

\$160,000.00 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 18th day of June, 2020.



Gabrielle Spurrell



Anthony Spurrell

State of Alabama
County of **Jefferson**

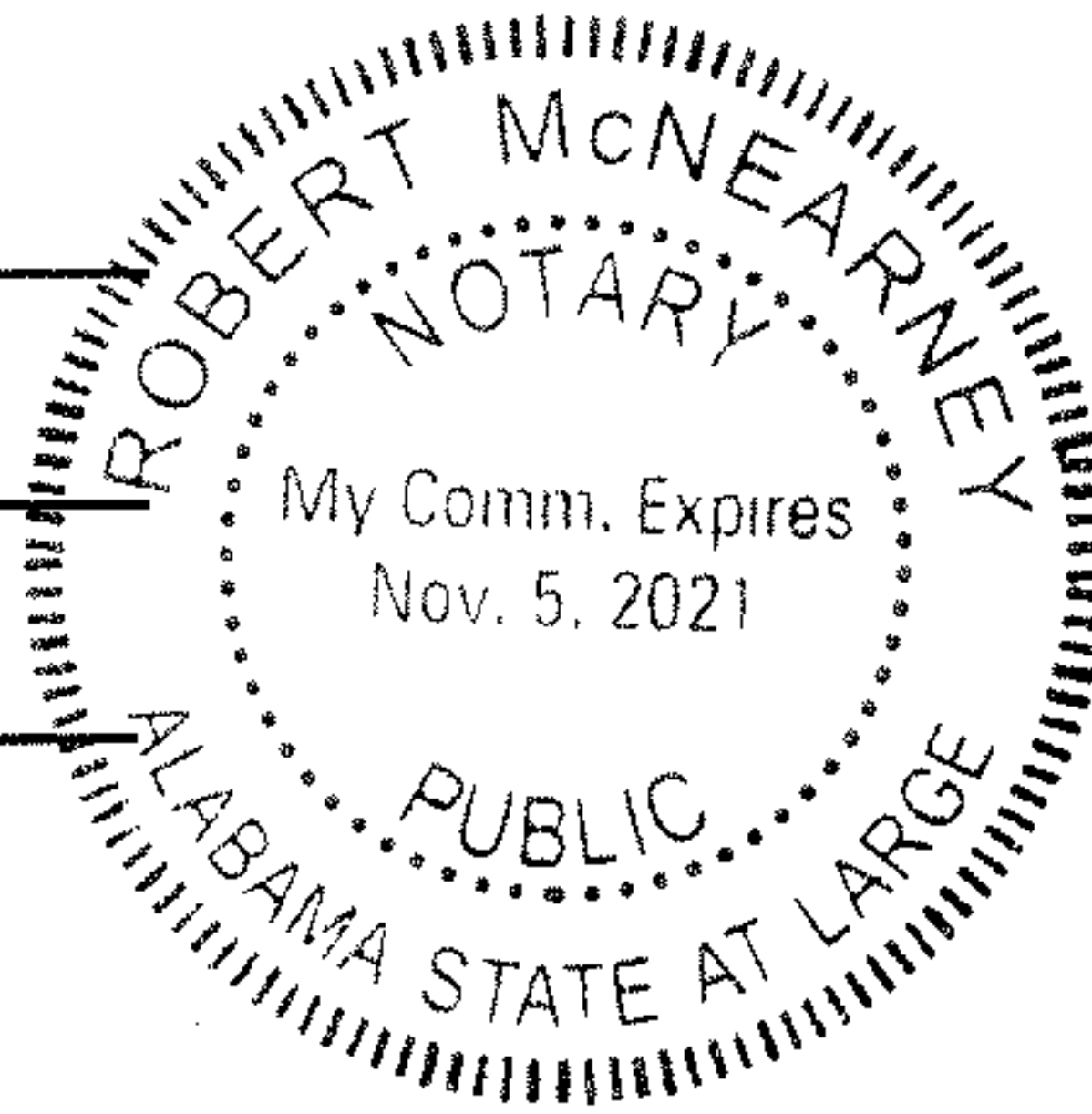
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Gabrielle Spurrell, Anthony Spurrell, and John D. Gordon is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of June, 2020.



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2020 01:30:58 PM
\$201.00 JESSICA
20200624000259200

