

20-2257
20200701000270360
07/01/2020 08:59:23 AM
DEEDS 1/2

Send tax notice to: Kyle Louis Bowell, 104 Wisteria Drive, Chelsea, AL 35043

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 Fifteen Thousand and No/100 (\$215,000.00) 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

Adrianna Carriere and George Carriere, wife and husband, whose mailing address is:

528 Blackberry Glenn, Springville, AL 35146

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

Kyle Louis Boswell, whose mailing address is:

104 Wisteria Drive, Chelsea, AL 35043

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 104 Wisteria Drive, Chelsea, AL 352043 to-wit**

Lot 8, according to the survey of Windstone II Subdivision as recorded in Map Book 25, Page 110, in the Probate Office of Shelby County, Alabama.

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


\$172,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

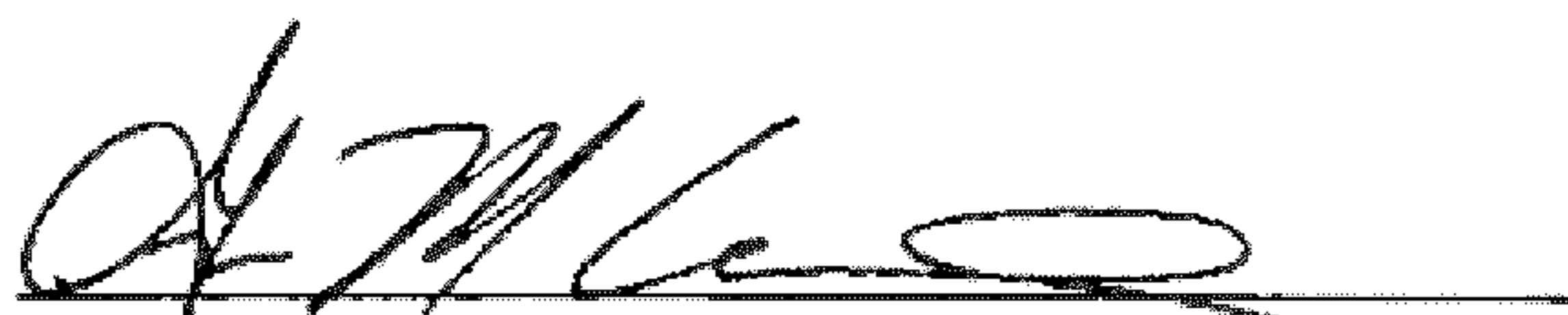
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said 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 29 day of June 2020.



Adrianna Carriere


George Carriere

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Adrianna Carriere and George Carriere, wife and husband**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of June 2020.


NOTARY PUBLIC
My Commission expires: 5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 08:59:23 AM
\$68.00 CHARITY
20200701000270360

