

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Samuel Chandler Parsons

192 Rossburg Dr.
Calera, AL 35040

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07/02/2020 08:23:55 AM
DEEDS 1/1

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, 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

Teresa Diane Helton, an unmarried person, whose mailing address is:

11032 Erinmoor Trail, Haslet, TX 76052

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

Samuel Chandler Parsons, whose mailing address is: 192 Rossburg Dr., 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: **192 Rossburg Dr., Calera, AL 35040** to-wit:

Lot 54,

Lot ~~20~~, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, Page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$171,717.00 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 25th day of June, 2020.



Teresa Diane Helton

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Teresa Diane Helton, 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 25th day of June, 2020.



Notary Public, State of Alabama


Printed Name of Notary

My Commission Expires: 5-11-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 08:23:55 AM
\$23.00 CHARITY
20200702000273070



