



20200805000332420 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/05/2020 08:38:57 AM FILED/CERT

## WARRANTY DEED

DEEDS 1/2

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Jared Oakley Ling  
1016 Caribbean Cir  
Alabaster, AL 35007

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty-Three Thousand Nine Hundred and 00/100 Dollars (\$183,900.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Vera W. Clemmons, unmarried, by and through Gregory Todd Clemmons, her Attorney in Fact** (herein referred to as Grantor) do grant, bargain, sell and convey unto

**Jared Oakley Ling**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 9, Block 2, according to Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Vera W. Clemmons is the surviving grantee of that certain deed recorded in Book 123 Page 595. James A Clemmons having died on or about November 29, 2014.**

**Vera W. Clemmons is one and the same person as Vera Clemmons.**

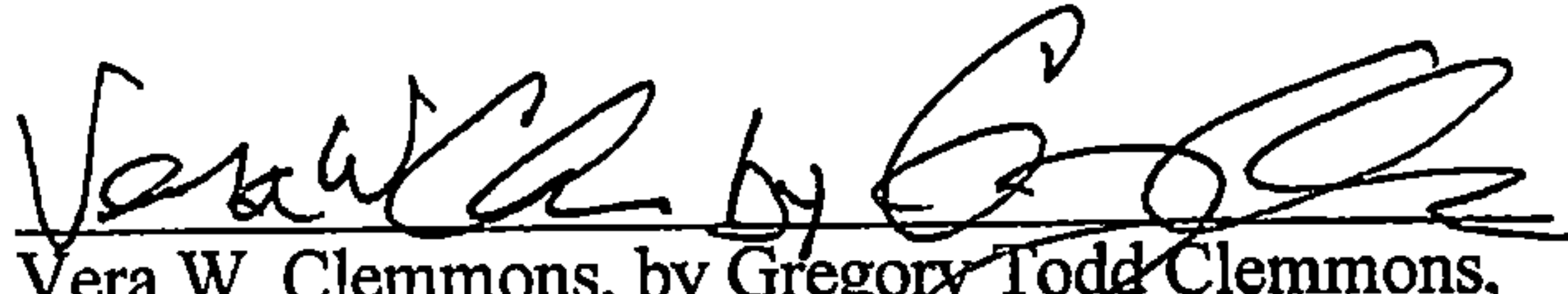
\$188,129.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, Vera W. Clemmons, by her Attorney in Fact, Gregory Todd Clemmons who is authorized to execute this conveyance, has hereto set its signature and seal, this August 4, 2020.

  
Vera W. Clemmons, by Gregory Todd Clemmons,  
Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Gregory Todd Clemmons, whose name as Attorney in Fact for Vera W Clemmons, unmarried, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 4, 2020.

  
Notary Public

My Commission Expires: 7/26/24  
Grantor's Address:

Property Address:  
1016 Caribbean Cir  
Alabaster, AL 35007



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