

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

Send Tax Notice To:  
Adell Benton  
  
940 Talon Way  
Birmingham, AL 35242

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twelve Thousand Dollars and No Cents (\$312,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Cindy K. Edmunds and Kirk A. Edmunds, husband and wife, whose mailing address is: 5517 Parkview Cir Birmingham, AL 35242 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Adell Benton, whose mailing address is: 940 Talon Way, Birmingham, AL 35242, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 57, according to the Final Plat of Eagle Trace - Phase 2, as recorded in Map Book 30, Page 38, 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 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 6th day of August, 2020.

Cindy K. Edmunds  
Cindy K. Edmunds

Kirk A. Edmunds  
Kirk A. Edmunds

State of Alabama  
County of *Jefferson*

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Cindy K. Edmunds and Kirk A. Edmunds 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 6th day of August, 2020.

Levi P. Dunagan  
Notary Public, State of Alabama  
Levi P. Dunagan  
Printed Name of Notary  
My Commission Expires: 8/31/2022

Levi P. Dunagan  
Notary Public, Alabama State At Large  
My Commission Expires August 31, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/17/2020 01:46:40 PM  
\$337.00 JESSICA  
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*Alvin S. Bayl*