

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20200827000375570
08/27/2020 10:47:22 AM
DEEDS 1/1

Send Tax Notice To:
Jerome Hennebaul

751 Morgan St.
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Four Thousand Dollars and No Cents (\$144,000.00)**, 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

Michael T. Swords, a married man, whose mailing address is:

355 Comanche St Montevallo AL 35115

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

Jerome Hennebaul, whose mailing address is: 751 Morgan St., Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 751 Morgan St., Montevallo, AL 35115** to-wit:

The Northeasterly half of Lots 7 and 8 in Block 53 according to the Reynolds Addition to the Town of Montevallo as recorded in Map Book 3, Page 37 in the Shelby County Probate Office. Said lots fronting the Northwest side of Morgan Street for 75 feet and running Northwesterly along the SW side of Vine Street for a distance of 150 feet.

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

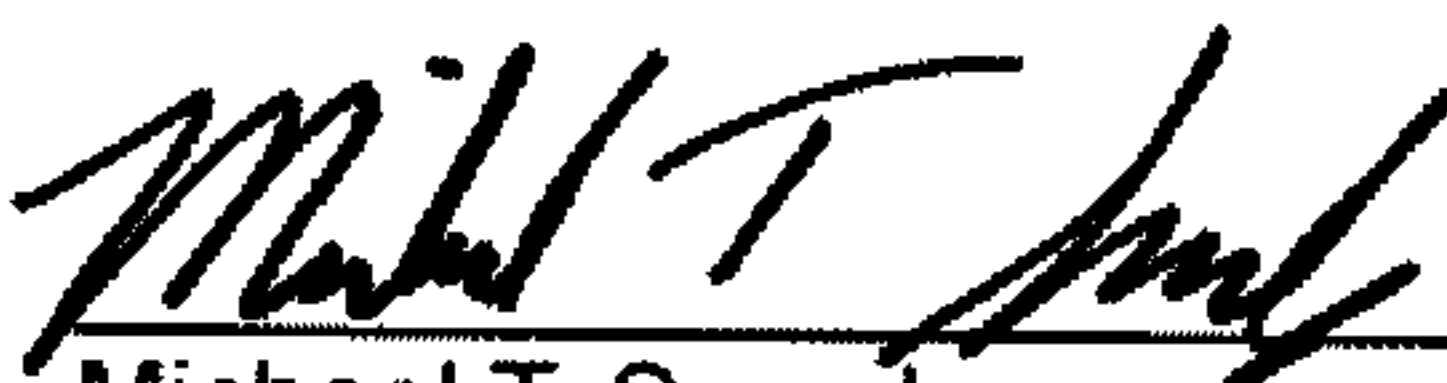
\$129,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

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 21st day of August, 2020.

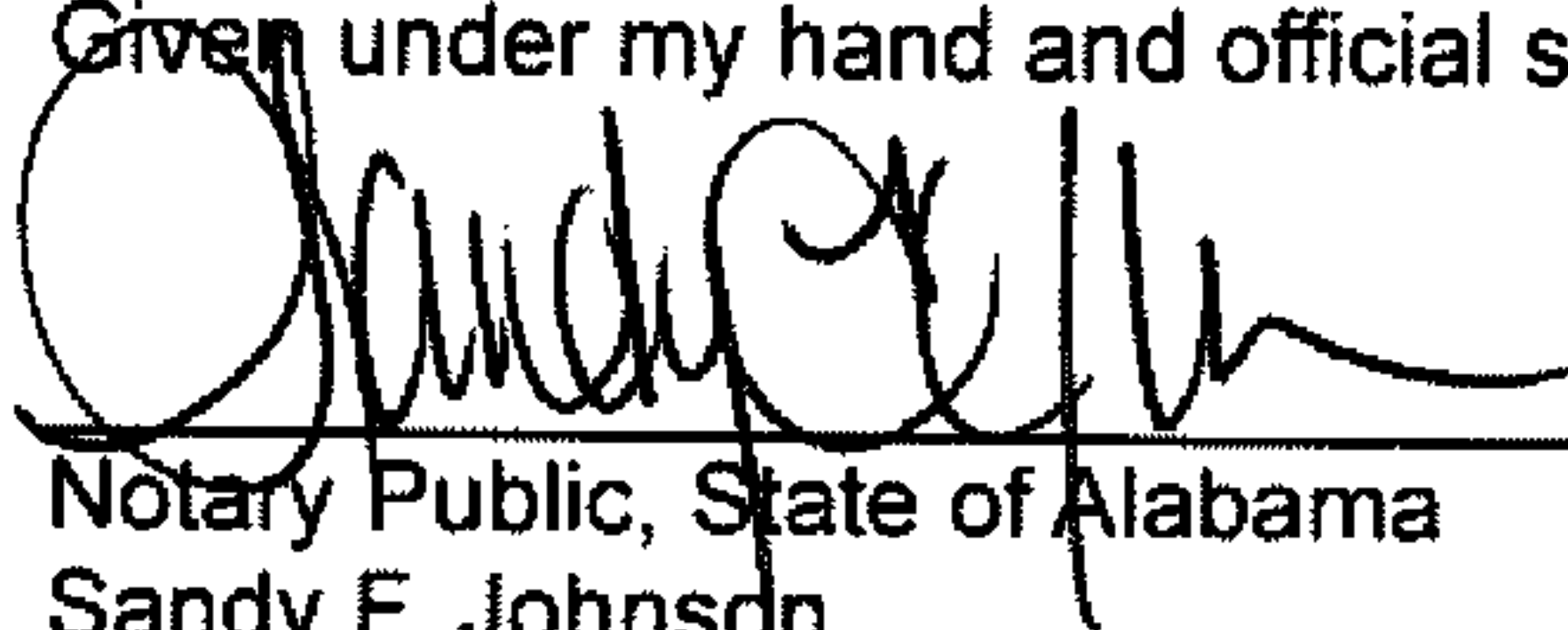


Michael T. Swords

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michael T. Swords, 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 21st day of August, 2020.

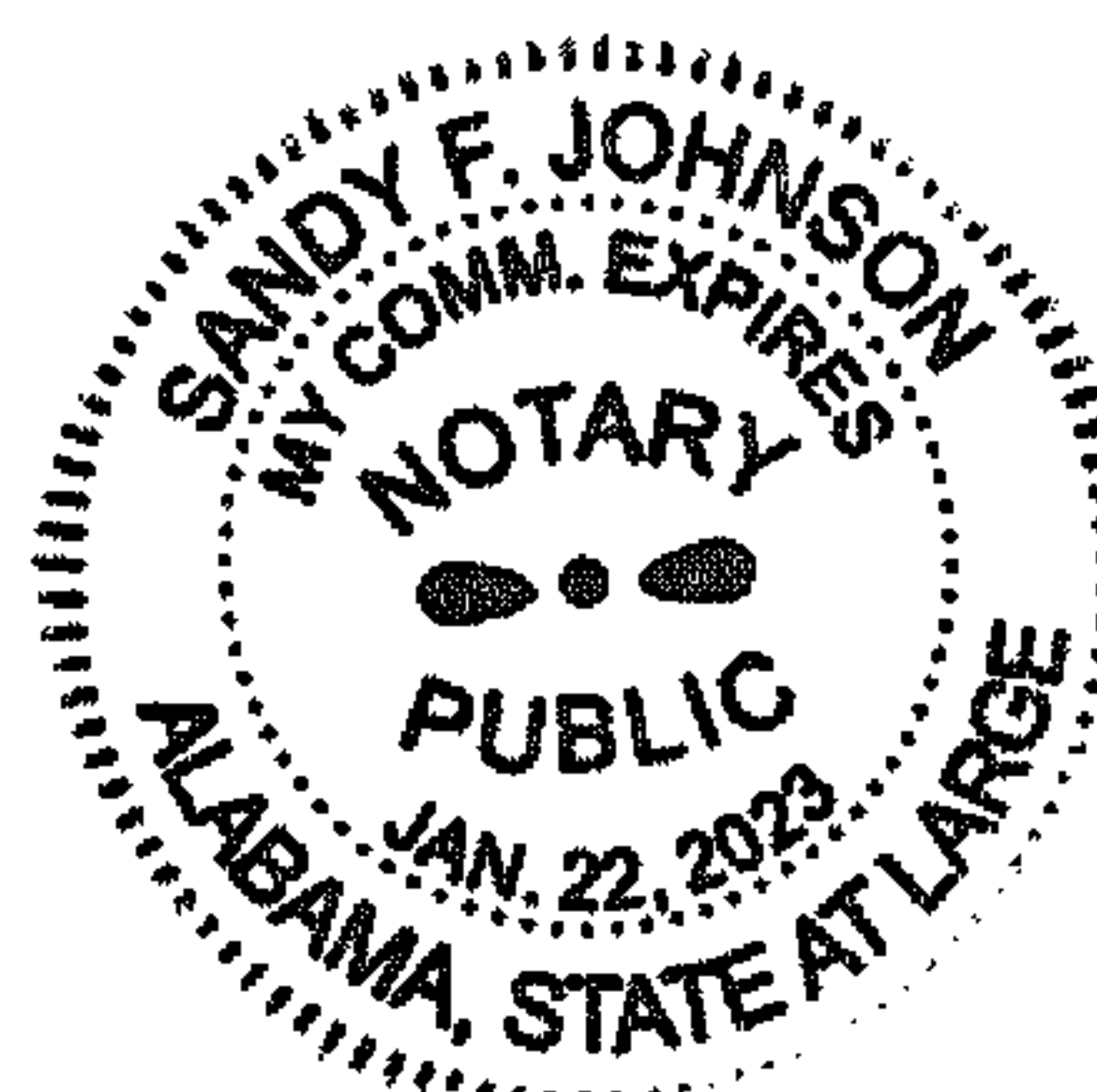


Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2020 10:47:22 AM
\$36.50 CHARITY
20200827000375570

Allen S. Bayl