

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

Send Tax Notice To:
Christalyn LaShon Presley
133 Hidden Creek Cove
Pelham, AL 35124

GENERAL WARRANTY DEED

20200902000388920
09/02/2020 10:04:15 AM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Fifty Two Thousand Five Hundred Dollars and No Cents (\$152,500.00), 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**

Lena M. Viskil, an unmarried woman, whose mailing address is:

133 Hidden Creek Cove, Pelham, AL 35124

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

Christalyn LaShon Presley, whose mailing address is: 126 Crowne Woods Drive, Hoover, AL 35244.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 133 Hidden Creek Cove, Pelham, AL 35124** to-wit:

Lot 13, according to the Survey of Phase One, Hidden Creek, Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

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

\$152,500.00 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 28th day of August, 2020.

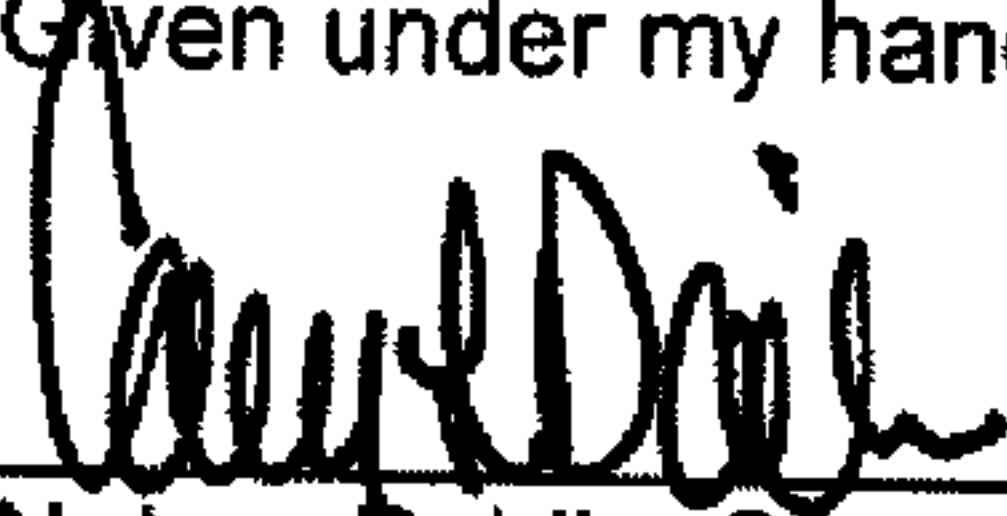


Lena M. Viskil

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Lena M. Viskil, 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.

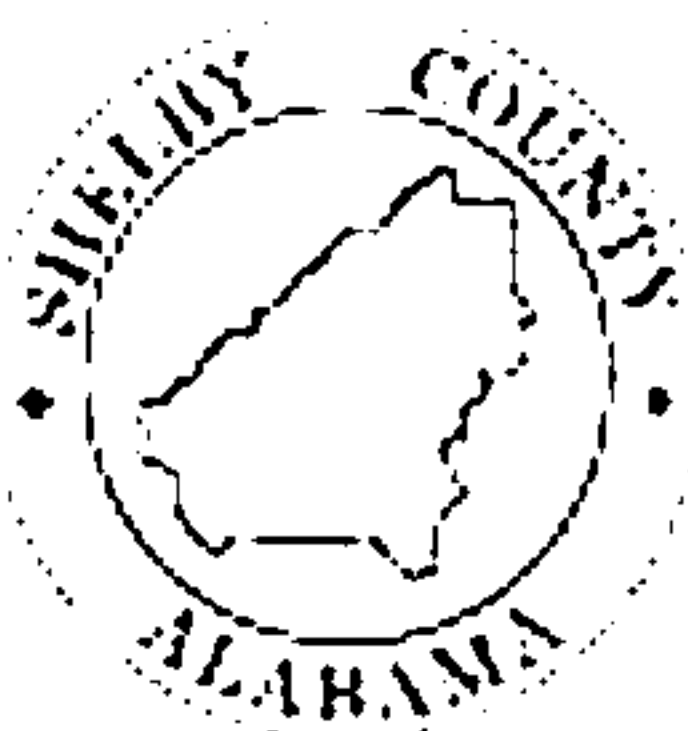
Given under my hand and official seal this the 28th day of August, 2020.



Notary Public, State of Alabama
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 10:04:15 AM
\$23.00 CHARITY
20200902000388920

Allen S. Bayl