

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

Send Tax Notice To:
Rosemary Gilliland

49701 Hwy 25
Sterrett, AL 35147

GENERAL WARRANTY DEED

20200902000390790

09/02/2020 02:09:07 PM

DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Five Thousand Dollars and No Cents (\$75,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Clarence Allen and Elaine Allen, husband and wife, whose mailing address is:

49 Wood Haven Lane Sterrett, AL 35147
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Rosemary Gilliland, whose mailing address is: 49701 Highway 25, Sterrett, AL 35147, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, Block 1, according to the Survey of Legion Heights, as recorded in Map Book 3, page 70 in the Probate Office of Shelby County, Alabama.

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

\$73,641.00 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 13th day of August, 2020.

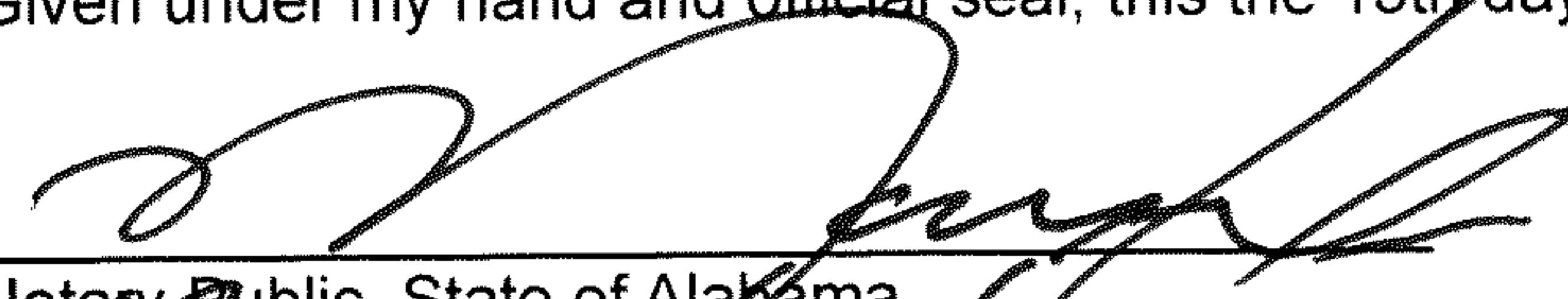

Clarence Allen


Elaine Allen

State of Alabama
County of *Jefferson*

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Clarence Allen and Elaine Allen 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 13th day of August, 2020.


Notary Public, State of Alabama
Marcus Hunt
Printed Name of Notary
My Commission Expires: *5/12/21*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 02:09:07 PM
\$26.50 CHARITY
20200902000390790

Allie S. Bayl