

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

Send Tax Notice To:
Gregory McCoy Armstrong
242 King Arthur Place
Alabaster, AL 35007

GENERAL WARRANTY DEED

20200903000392000
09/03/2020 09:48:39 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, 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

Jason A. Gray, a single man, whose mailing address is:

242 King Arthur Place, Alabaster, AL 35007

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

Gregory McCoy Armstrong, whose mailing address is: 1335 Windsor Court, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 242 King Arthur Place, Alabaster, AL 35007** to-wit:

Lot 510, according to the Survey of Spring Gate, Phase 5, as recorded in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama.

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

\$196,377.00 and \$7,000 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 31st day of August, 2020.

Jason A. Gray

20200903000392000 09/03/2020 09:48:39 AM DEEDS 2/2

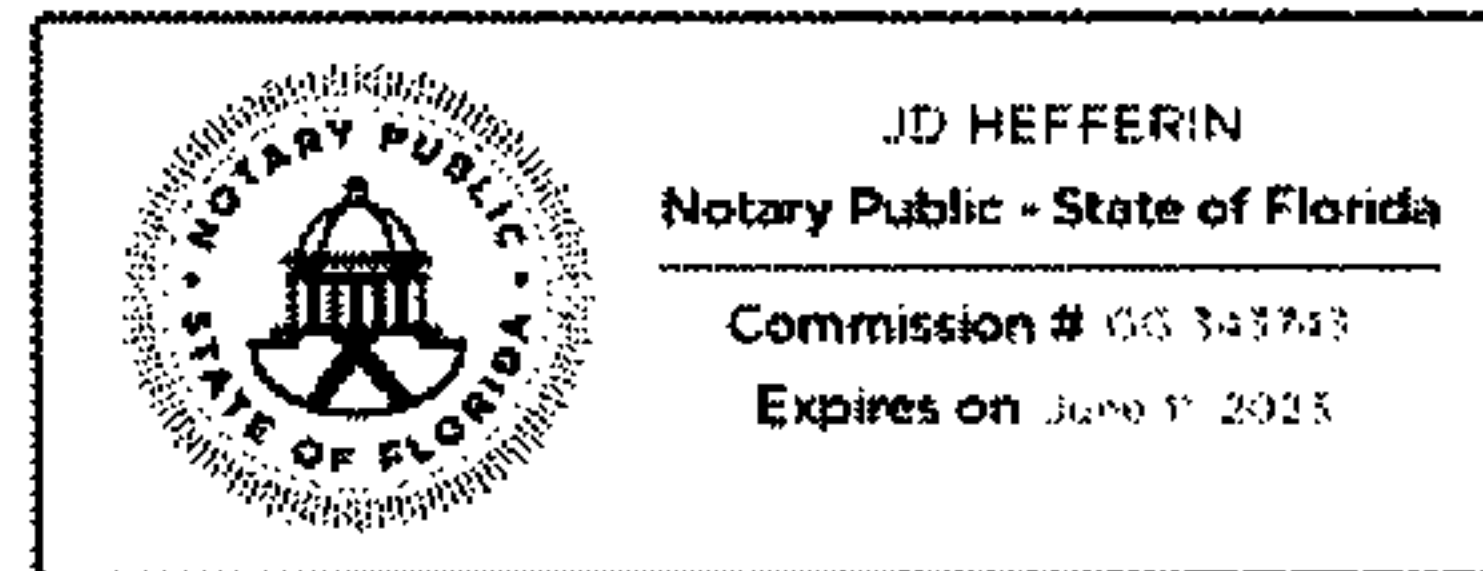
Jason A. Gray

State of Florida
County of Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason A. Gray, whose name(s) 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. Identified with AL Driver's License.
Given under my hand and official seal this the 25 day of August, 2020.

JD Hefferin

Notary Public, State of Florida
JD Hefferin
Printed Name of Notary
My Commission Expires: 06/11/2023



Notarized online using audio-video communication



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2020 09:48:39 AM
\$26.00 CHARITY
20200903000392000

Allie S. Bayl