

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

Send Tax Notice To:
Jonathan Brown
119 Deer Ridge Drive
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Five Thousand Dollars and No Cents (\$435,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Timothy J VanDerGeest and Carol A VanDerGeest, husband and wife, whose mailing address is:

9326 MITLIN CREEK RD, ELBERTA, AL

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

36550

Jonathan Brown, whose mailing address is:

119 Deer Ridge Drive, Chelsea, AL 35043

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 4, according to the Survey of Deer Ridge Lakes, Sector 1, as recorded in Map Book 33, Page 115, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$335,000.00 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 18th day of September, 2020.

Timothy J VanDerGeest
Timothy J VanDerGeest

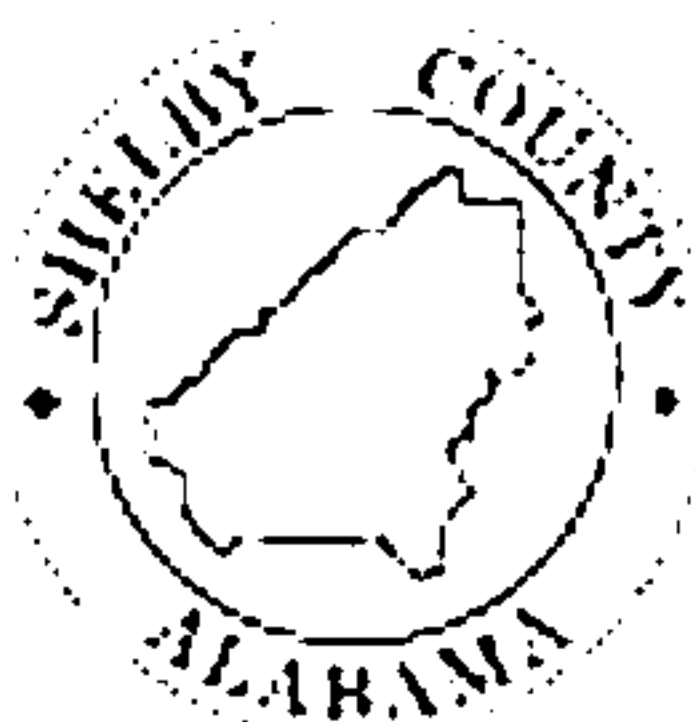
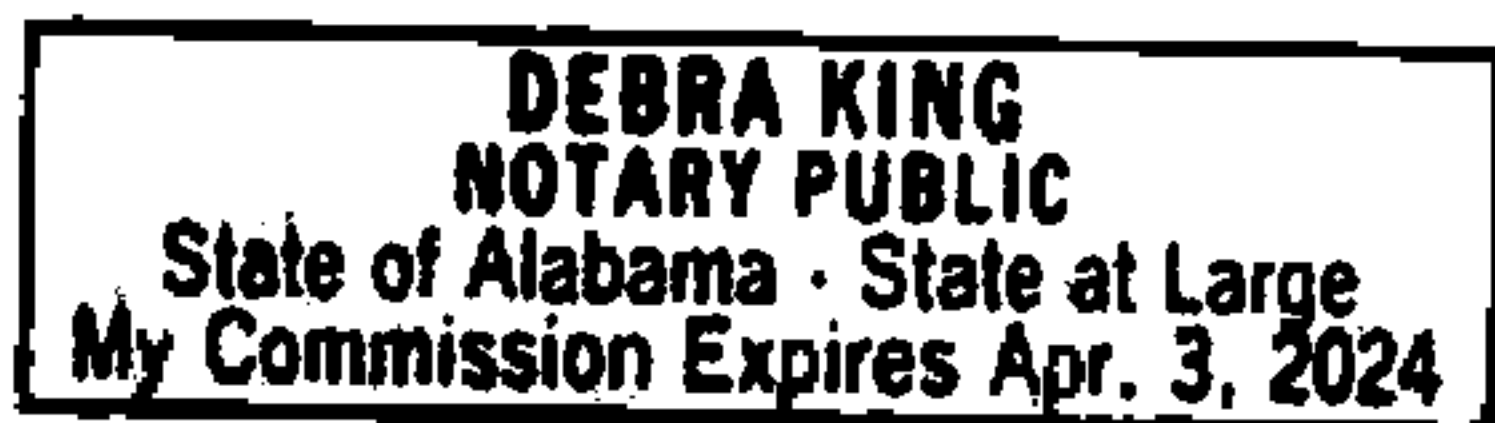
Carol A VanDerGeest
Carol A VanDerGeest

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Timothy J VanDerGeest and Carol A VanDerGeest, husband and wife 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of September, 2020.

Debra King
Notary Public, State of Alabama
Debra King
Printed Name of Notary
My Commission Expires: 4/3/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 08:45:41 AM
\$125.00 CHARITY
20200924000428810

Allie S. Bayl