

20201002000446780  
10/02/2020 11:31:35 AM  
DEEDS 1/2

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

Send Tax Notice To:  
Katherine A. Green  
313 Calloway Ter  
Pelham, AL 35124

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00), 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 grantees herein, the receipt whereof is acknowledged I or we

**Sean B. Hall, a single man, whose mailing address is:**

2632 Somerville Loop #1701 Cape Coral, FL 33991

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

**Katherine A. Green, whose mailing address is:**

409 Eagle Ridge Drive, Birmingham AL 35242

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(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 313 Calloway Ter, Pelham, AL 35124 to-wit:

Lot 35, according to the Survey of Callaway Cove, Townhomes Plat No. 2, as recorded in Map Book 37, Page 113, in the Probate Office of Shelby County, Alabama.

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

\$145,500.00 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 grantees, 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 30th day of September, 2020.

Sean B. Hall

Sean B. Hall

State of Florida

County of Miami-Dade

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Sean B. Hall, 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 29th day of September, 2020. AL drivers license provided

Sonya Washington

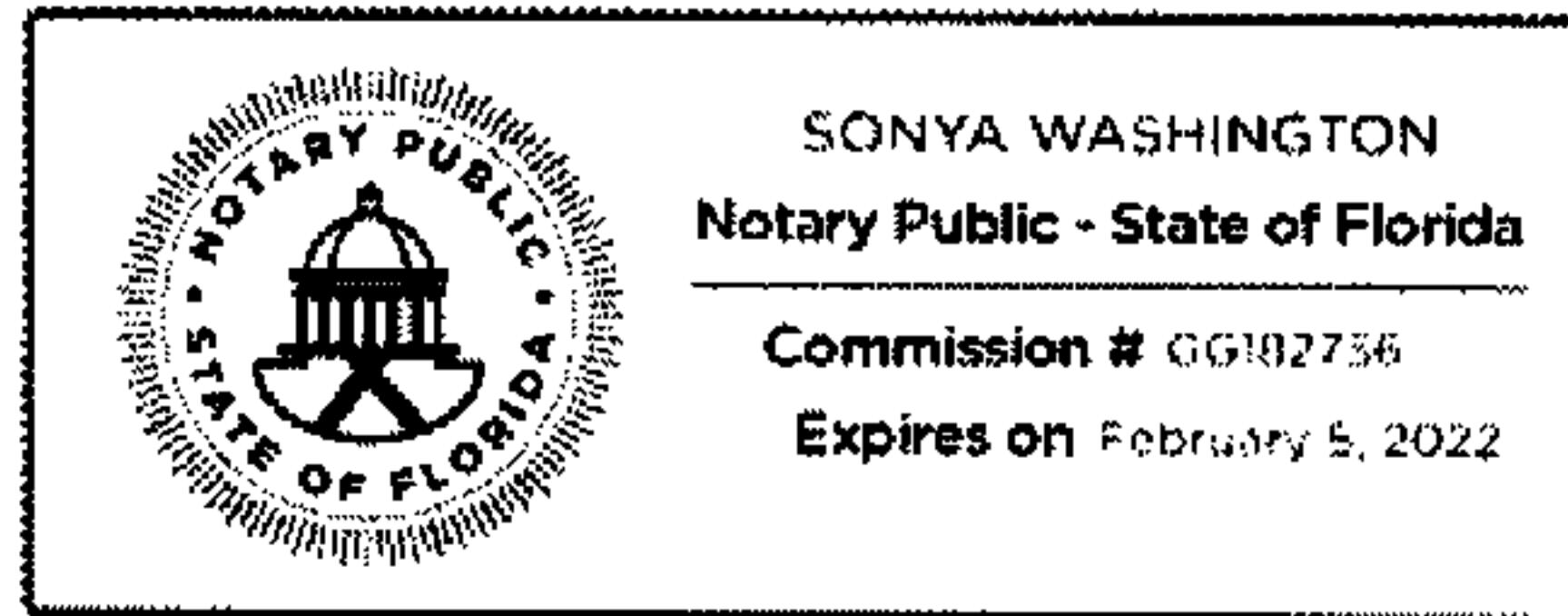
Notary Public, State of Florida

Sonya Washington

Printed Name of Notary

My Commission Expires: 02/05/2022

Notarized online using audio-video communication



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/02/2020 11:31:35 AM  
\$29.50 CHERRY  
20201002000446780

Allie S. Brey