

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

Send Tax Notice To:
Bayleigh Cook
2155 Village Lane
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand Four Hundred Dollars and No Cents (\$112,400.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Janet Ramsey, an unmarried woman, whose mailing address is:

430 1st Ave Saraland, AL 36571

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

Bayleigh Cook, whose mailing address is:

2117 Hearthwood Lane, Birmingham, AL 35242

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

Lot 214-C, according to the Survey of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

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

\$109,028.00 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.

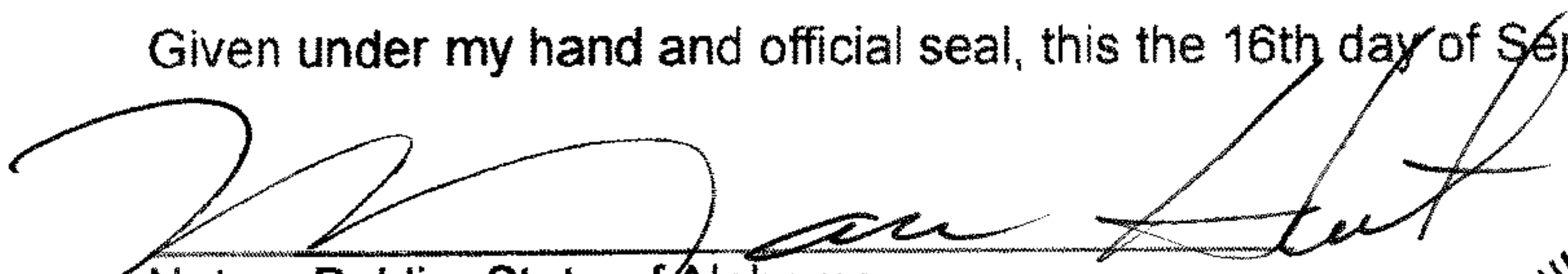
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 16th day of September, 2020.

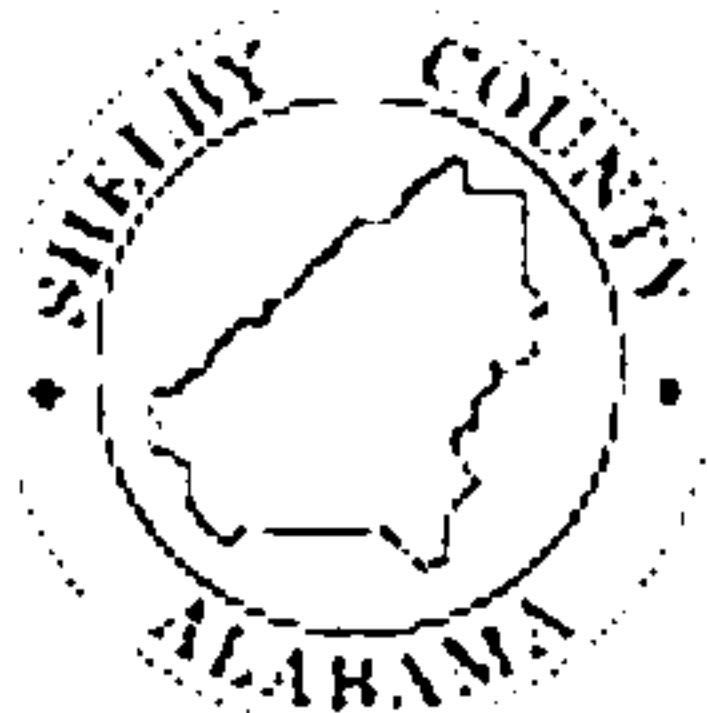
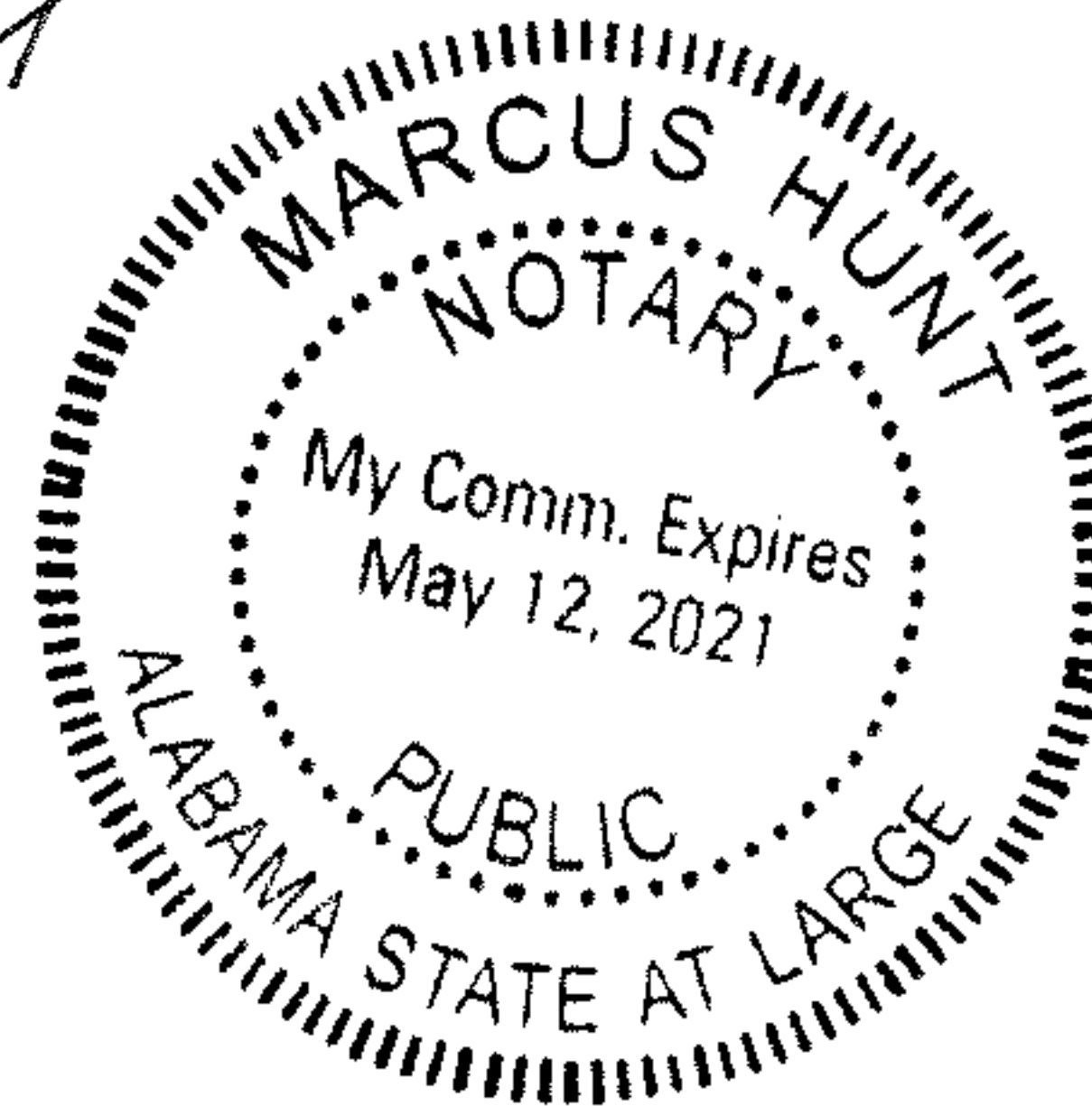

Janet Ramsey

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Janet Ramsey, an unmarried woman 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of September, 2020.


Notary Public, State of Alabama
Printed Name of Notary Marcus Hunt
My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 09:04:53 AM
\$28.50 CHARITY
20201005000448440

