

Send tax notice to: Justin Petrusson, 5025 Meadowbrook Rd., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred eighty-seven thousand and no/100 (\$387,000.00) Dollars, the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Peggy C. Hinton, an unmarried woman, whose mailing address is:

2028 Chondwick Terr; Birmingham, Al 35242 and

Ginger L. Edwards, a married woman, whose mailing address is:

2028 Chondwick Terr; Birmingham, Al 35242

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

Justin Petrusson, whose mailing address is
5025 Meadowbrook Rd., Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 5025 Meadowbrook Rd., Birmingham, Al. 35242** to-wit:

Lot 66-A, according to a Resurvey as recorded in Map Book 9, Page 19 of Lot 66 Meadow Brook, Fifth Sector, First Phase, in the Probate Office of Shelby County, Alabama.

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

\$348,300.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Ginger L. Edwards is a married woman, however, the property described herein is not the homestead of the Grantor or her spouse.

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 we have hereunto set our hands(s) and seal(s) this 17 day of September, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 09:13:19 AM
\$64.00 JESSICA
20201005000448520

Allen S. Bayl

Peggy C. Hinton
_____(Seal)
PEGGY C. HINTON

Ginger L. Edwards
_____(Seal)
GINGER L. EDWARDS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy C. Hinton, an unmarried woman and Ginger L. Edwards, a married woman, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of September, 2020.

[Signature]

NOTARY PUBLIC

My commission expires: 11/5/21

