

20201005000448580
10/05/2020 09:22:32 AM
DEEDS 1/2

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

Send Tax Notice To:
LaTrecia Durrough
126 Eagle Cove Dr.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Two Thousand Dollars and No Cents (\$292,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Jon Colby Nicholson and Kristen Noelle Fant Nicholson, husband and wife, whose address is

4034 Falliston Dr ; Helena AL 35890
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto LaTrecia Durrough whose address is 126 Eagle Cove Drive, Pelham, AL 35124 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 22, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama.

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

\$286,711.00 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 14th day of September, 2020.


Jon Colby Nicholson


Kristen Noelle Fant Nicholson

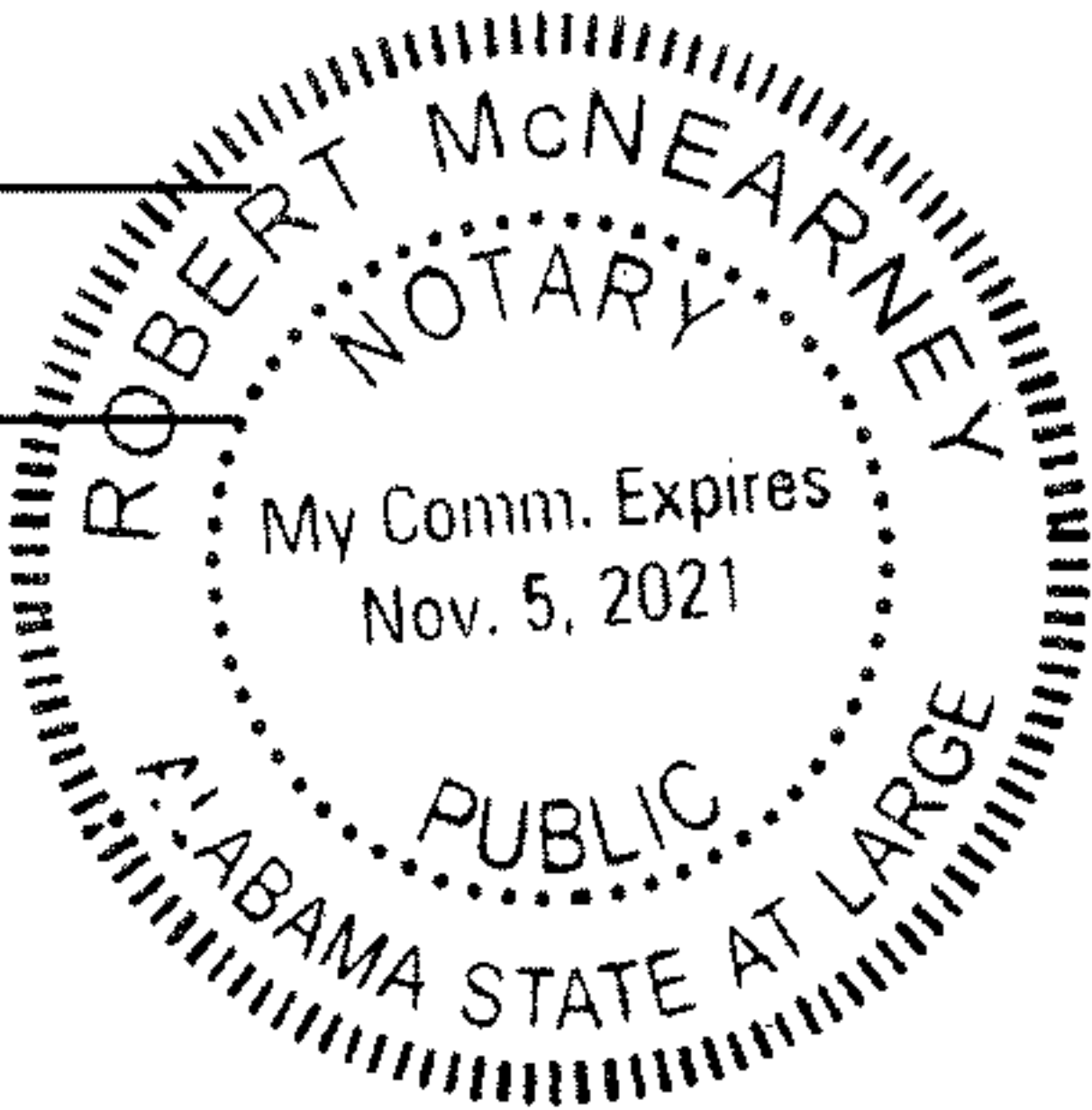
State of Alabama
County of *Jefferson*

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Jon Colby Nicholson and Kristen Noelle Fant Nicholson 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.

Given under my hand and official seal, this the 14th day of September, 2020.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 09:22:32 AM
\$30.50 JESSICA
20201005000448580

Alvin S. Bayl