

20201021000478660

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

10/21/2020 12:21:02 PM

DEEDS 1/1

Send Tax Notice To:
Lois Breeding
303 Ivy Hills Cir.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, 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 grantee herein, the receipt whereof is acknowledged I or we

Morgan Jones, formerly known as Morgan Brooke Shuttlesworth, and Kasey Jones, a married couple, whose mailing address is:

303 Ivy Hills Circle, Calera, AL 35040

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

Lois Breeding, whose mailing address is:

13505 Redland Road, Tallassee, AL 36078

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **303 Ivy Hills Cir., Calera, AL 35040** to-wit:

Lot 25, according to the plat of Old Ivy Subdivision, Phase II (being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision Parcel "B" as recorded in Map Book 11, Page 26) as recorded in Map Book 36, Page 6-A, and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.

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

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 October, 2020.

Morgan Jones
Morgan Jones

Kasey Jones
Kasey Jones

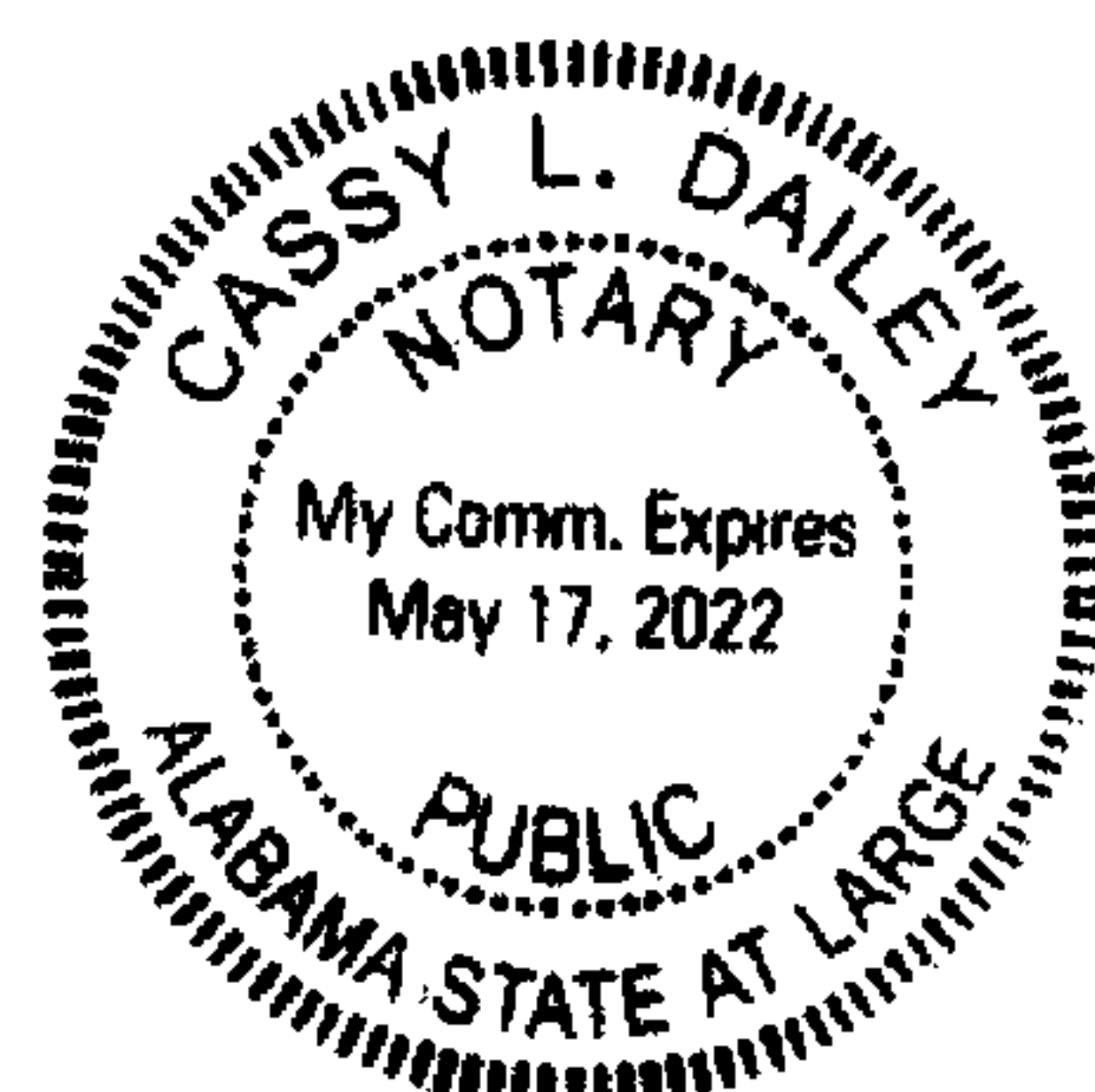
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Morgan Jones and Kasey Jones, 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 16th day of October, 2020.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2020 12:21:02 PM
\$208.00 JESSICA
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Allen S. Bayl