

20201027000488890

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

10/27/2020 02:18:26 PM
DEEDS 1/1

Send Tax Notice To:
William R. Hewitt
3416 Charingwood Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Seven Thousand Dollars and No Cents (\$287,000.00)**, 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

Alan Jay Ingram, a single man, whose mailing address is:

3416 Charingwood Lane, Birmingham, AL 35242

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

William R. Hewitt, whose mailing address is: 6712 White Tail Drive, 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: **3416 Charingwood Lane, Birmingham, AL 35242** to-wit:

Lot 3, in Block 6, according to the Survey of Applecross, as recorded in Map Book 6, Page 42, in the Probate Office of Shelby County Alabama.

ALSO:

A Portion of Lot 2, in Block 6, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 2, and run in a southerly direction along the east boundary of line of Lot 2 a distance of 15.0 feet; thence turn right and run in a westerly direction to a point on the west boundary line of said Lot 2 that is 15 feet south of the northwest corner of Lot 2; thence turn right and run a distance of 15.0 feet to the northwest corner of Lot 2; thence turn right and run in an easterly direction along the north line of Lot 2 to the Point of Beginning.

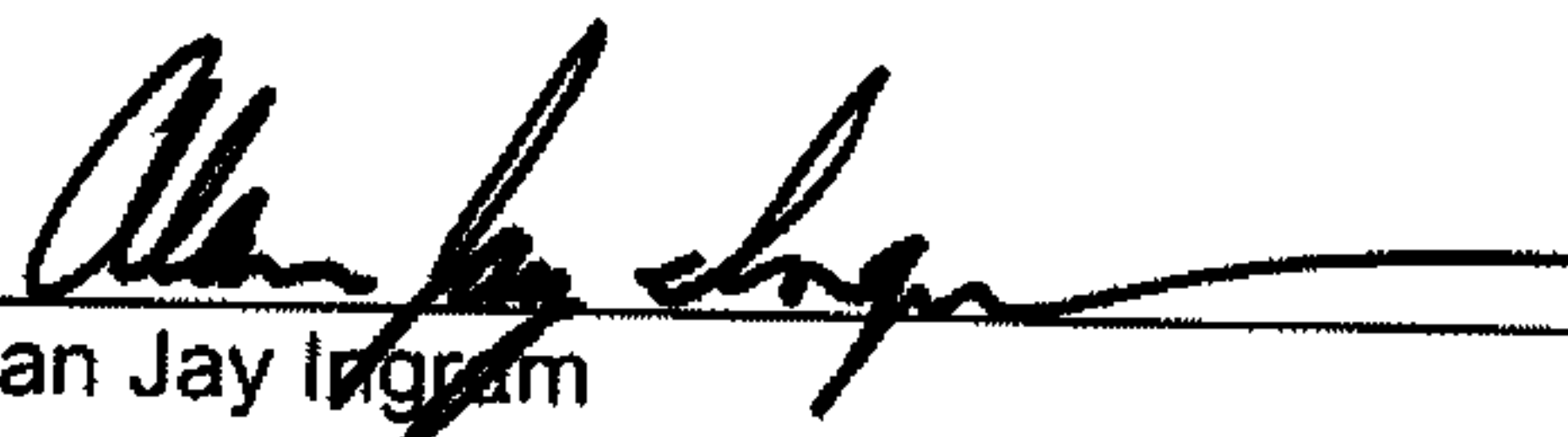
Subject to: All easements, restrictions and rights of way of record.

\$257,000.00 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.

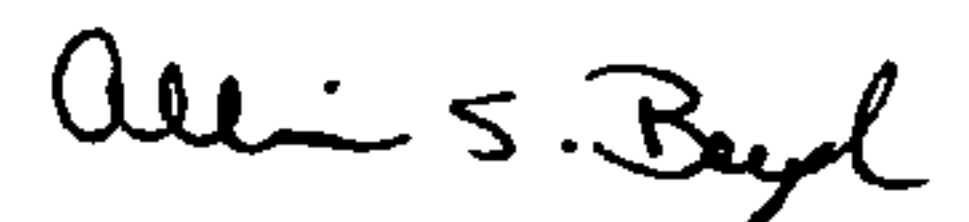
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 19th day of October, 2020.


Alan Jay Ingram

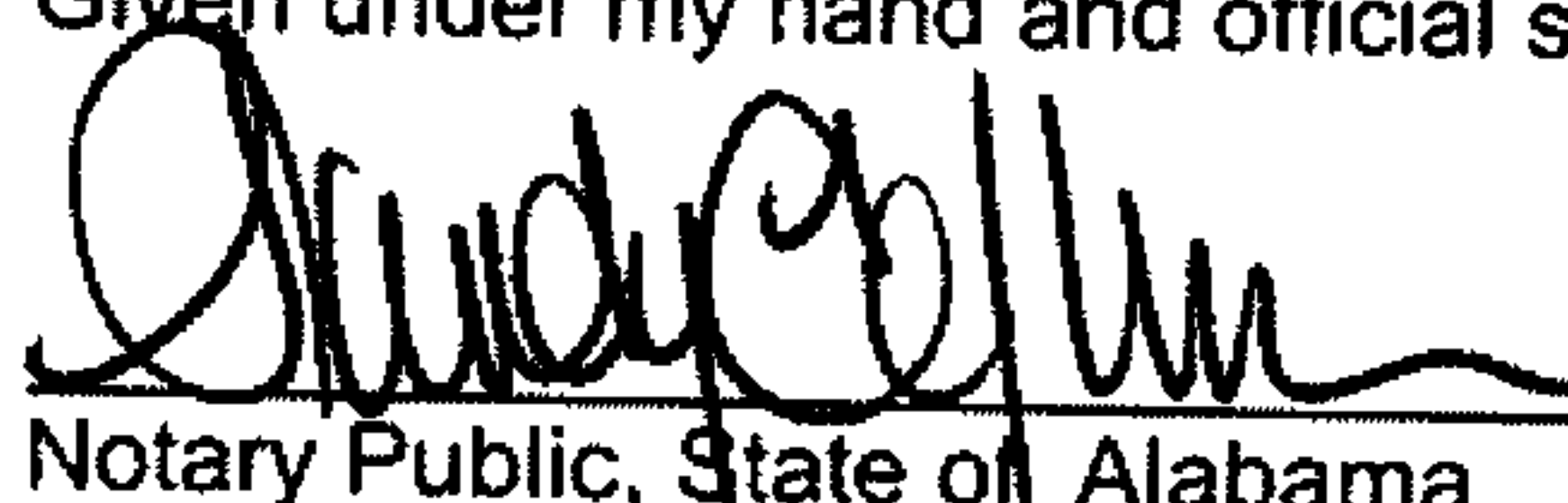


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2020 02:18:26 PM
\$52.00 JESSICA
20201027000488890



State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Alan Jay Ingram, 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 19th day of October, 2020.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

