

20201102000493710
11/02/2020 10:27:18 AM
DEEDS 1/2

20-177

Send tax notice to: Cherie Herron, 2035 Kerry Circle, Calera, AL 35040

This instrument was prepared by:

Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand Five Dollars and No/100 (\$205,000.00) Dollars, the amount of which can be verified in 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

Kenya Davis, a single woman, whose mailing address is:

2009 Princeton Cove Montevallo AL 35115
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Cherie Herron, whose mailing address is:

2035 Kerry Circle, Calera, AL 35040
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2035 Kerry Circle, Calera, AL 35040 to-wit**

Lot 35, according to the Survey of Kinsale Gardens 3rd Sector, as recorded in Map Book 41, Page 90, in the Probate Office of Shelby County, Alabama.

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

\$198,850.00 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.

Kenya Davis is one and the same as Kenya D. Underwood of title recorded as Instrument Number 20170828000313160.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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.

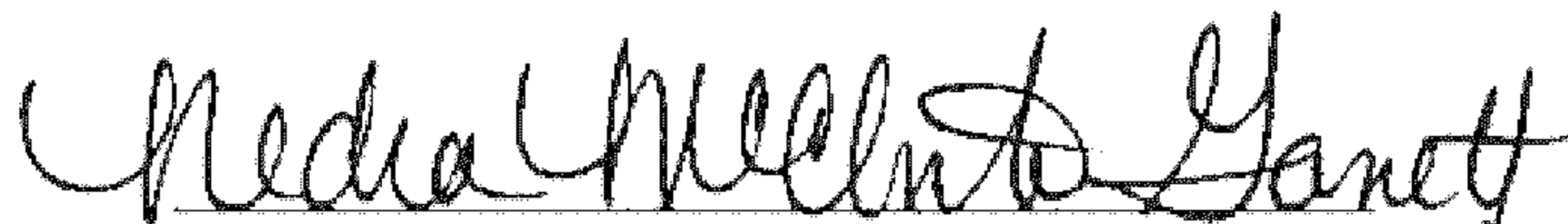
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 28 day of October 2020.


Kenya Davis

STATE OF ALABAMA
COUNTY OF JEFFERSON

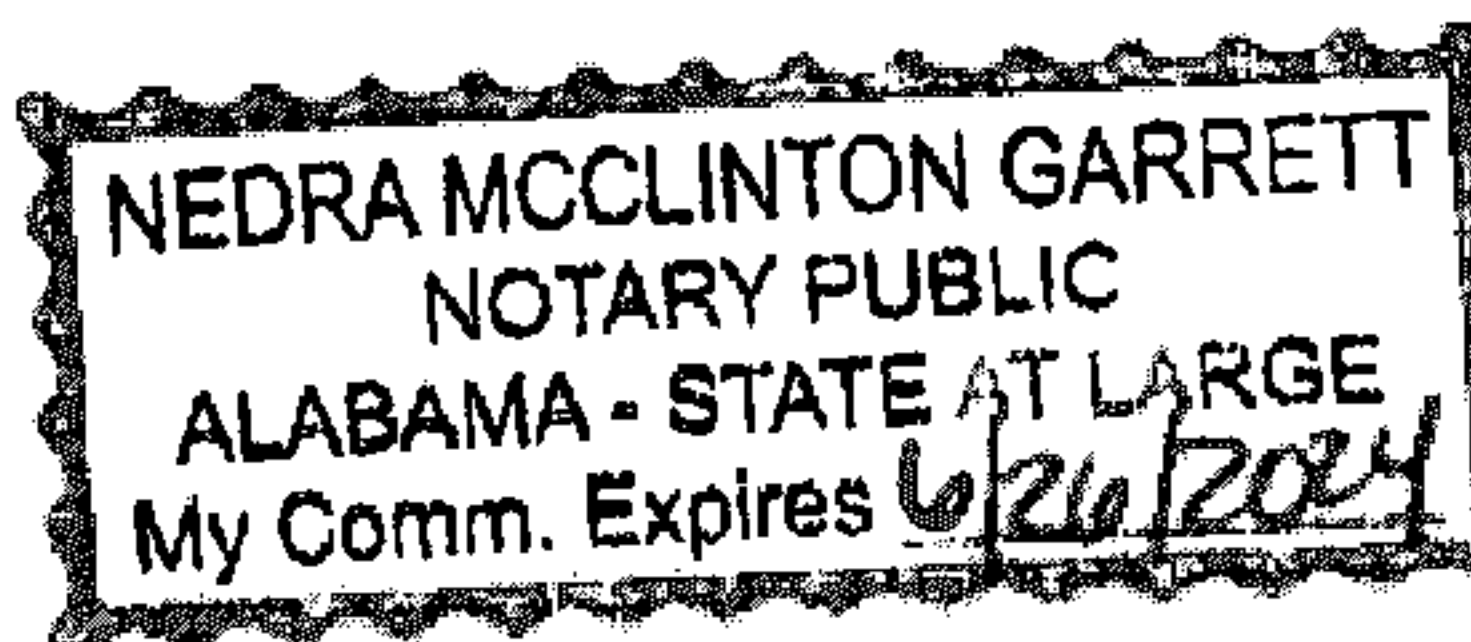
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenya Davis**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of October 2020.



NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2020 10:27:18 AM
\$31.50 JESSICA
20201102000493710

