

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

Send Tax Notice To:
Margaret Davis
116 Warwick Cir.
Alabaster, AL 35007

GENERAL WARRANTY DEED

20201125000543080
11/25/2020 02:45:38 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand Dollars and No Cents (\$200,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Lillian Jones, an unmarried person, whose address is 6328 FARLEY LN BIRMINGHAM AL 35242 #410 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Margaret Davis whose address is 116 Warwick Cir, Alabaster, AL 35007 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 186, according to the Survey of Phase 1, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 20, Page 86 in the Probate Office of Shelby County, Alabama.

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

\$196,377.00 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 6th day of November, 2020.

Lillian Jones
Lillian Jones

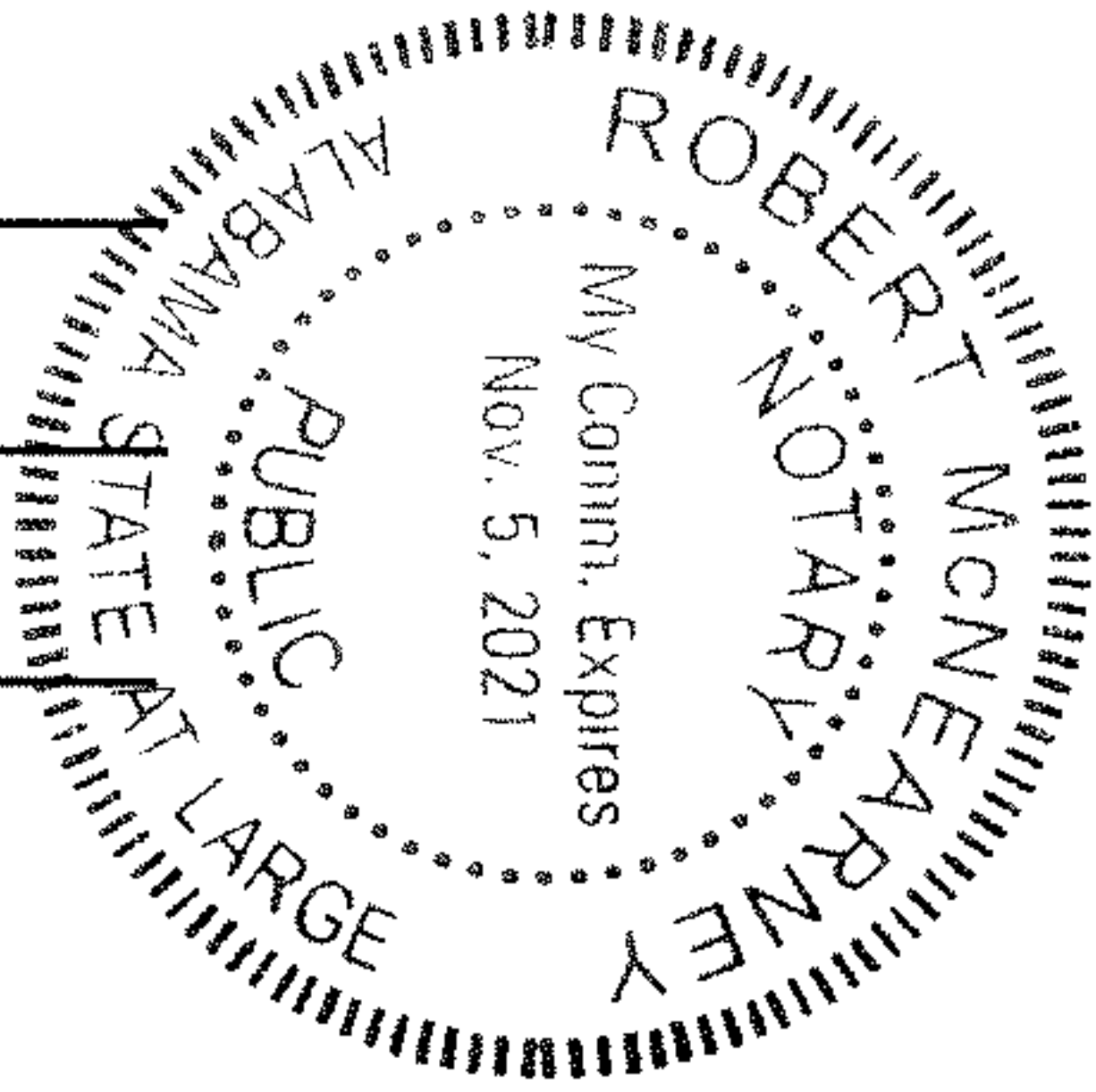
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Lillian Jones 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 6th day of November, 2020.

Robert McNeary
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
11/25/2020 02:45:38 PM
\$29.00 CHARITY
20201125000543080

Allen S. Bayl