

20201202000548660
12/02/2020 08:14:25 AM
DEEDS 1/2

20-59 14

Send tax notice to: Jeffrey Waymen Green and Sandra June Green, 627 Polo Circle, Chelsea AL 35043

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 Forty One Thousand Five Hundred and No/100 (\$241,500.00) 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

Katie Bonham, a single woman, whose mailing address is:

1318 Lake Heather Reserve, Birmingham, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Jeffrey Waymen Green and Sandra June Green, whose mailing address is:

627 Polo Circle, Chelsea, AL 35043
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 627 Polo Circle, Chelsea, AL 35043 to-wit**

Lot 97, according to the Survey of Polo Crossings Sector II, as recorded in Map Book 46, Page 21, in the Probate Office of Shelby County, Alabama.

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

\$248,640.00 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 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.

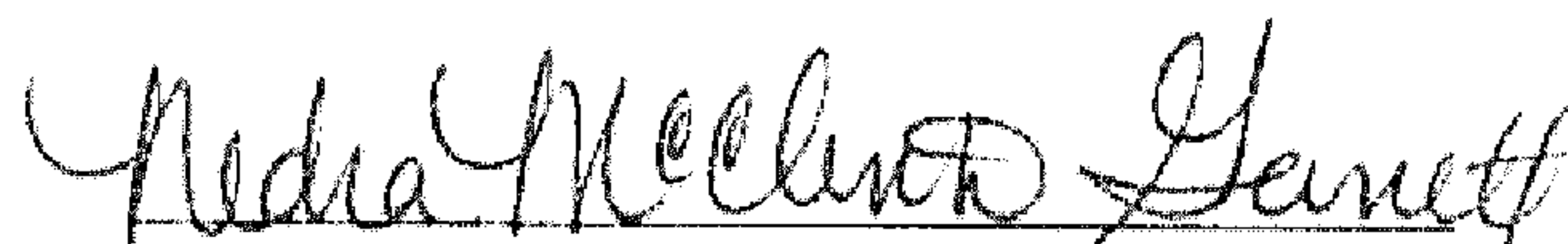
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 30 day of November 2020.

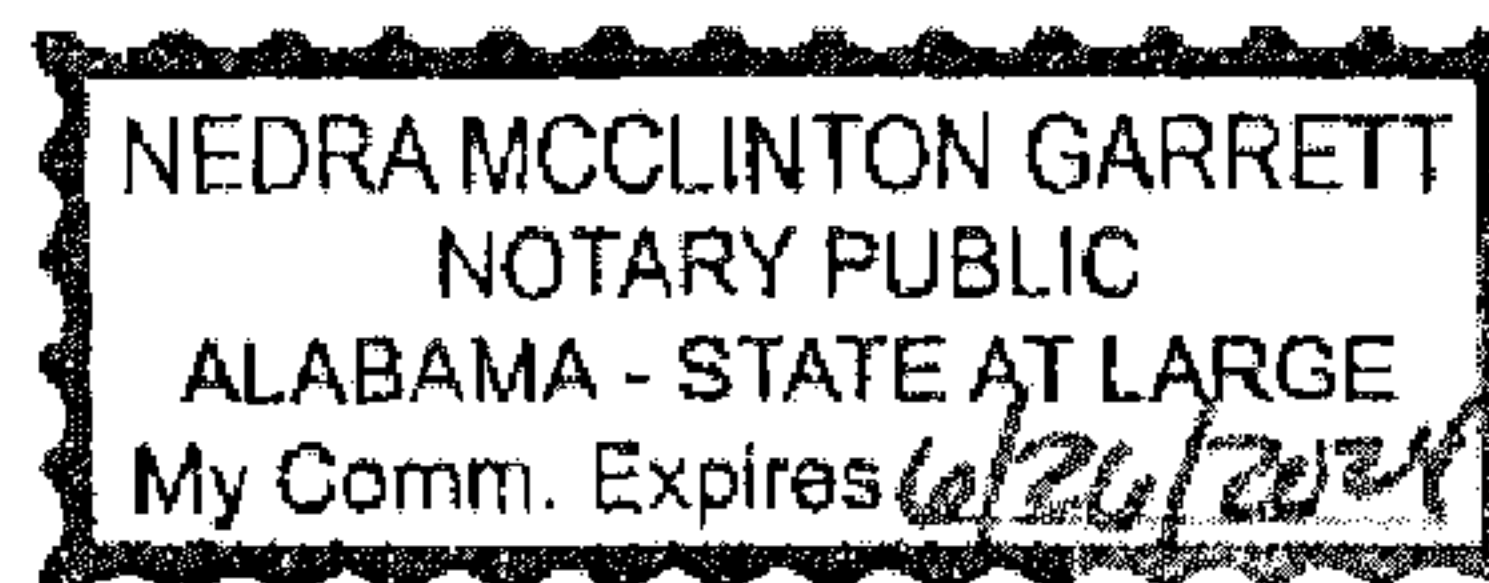

Katie Bonham

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katie Bonham, a single woman, 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 30 day of November 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
12/02/2020 08:14:25 AM
\$26.00 CHERRY
20201202000548660

