

20201203000552940
12/03/2020 11:42:40 AM
DEEDS 1/1

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

Send Tax Notice To:
Mary Kate Gowan
1414 Adams St.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Four Thousand Dollars and No Cents (\$204,000.00), 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

Christy Drake Holden, Formerly Known As Christy Drake, and Timothy Gordon Holden, a married couple, whose mailing address is:

1414 Adams St., Pelham, AL 35124

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

Mary Kate Gowan, whose mailing address is: 28 Cottage Circle, Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 1414 Adams St., Pelham, AL 35124 to-wit:

Lot 16, Block 3, according to the Survey of Brookfield Second Sector as recorded in Map Book 6, Page 16, Shelby County, Alabama Probate Records.

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

\$197,880.00 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 30th day of November, 2020.

Christy Drake Holden

Christy Drake Holden

Timothy Gordon Holden

Timothy Gordon Holden

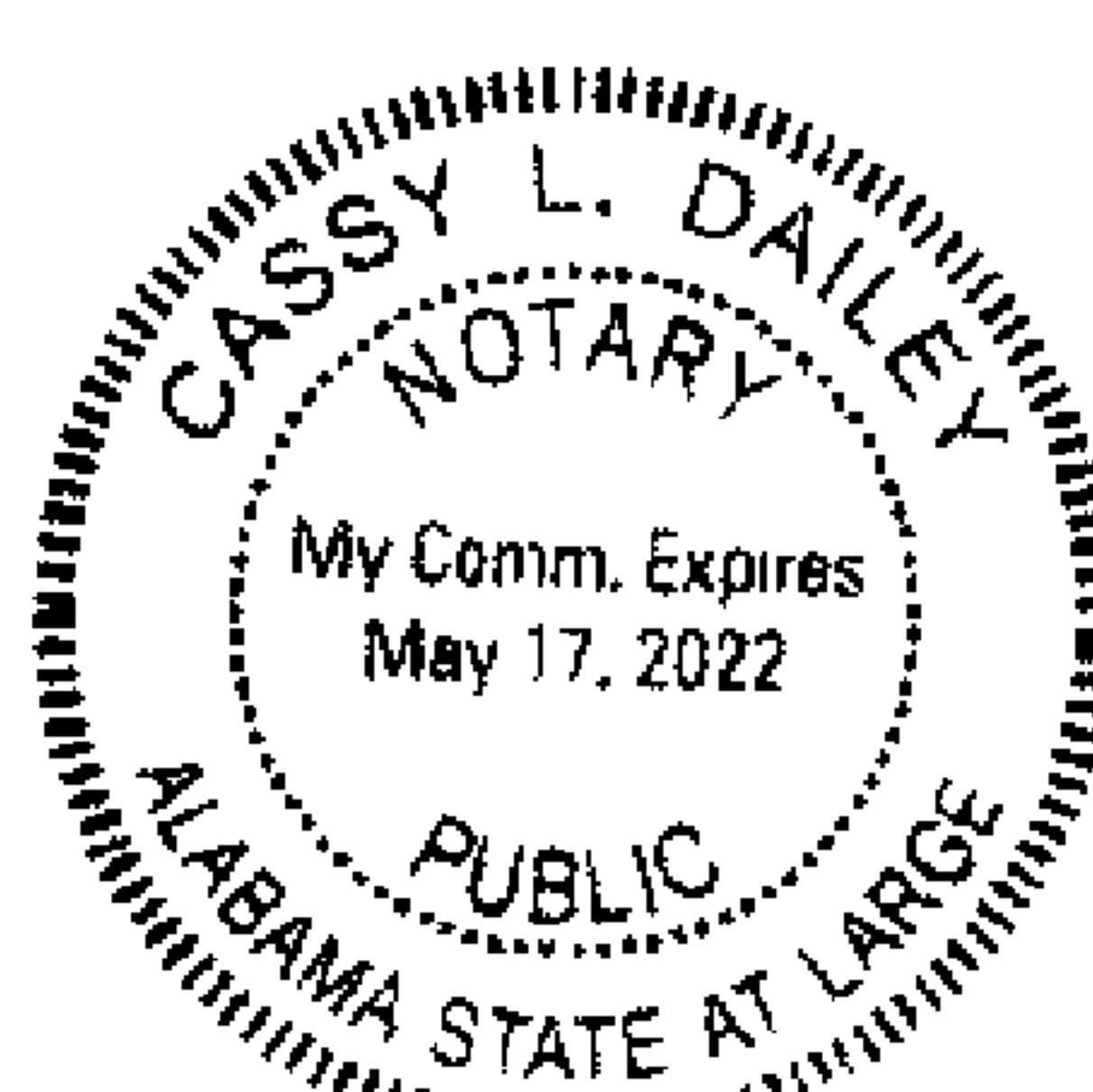
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Christy Drake Holden and Timothy Gordon Holden, 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 30th day of November, 2020.

Mary 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
12/03/2020 11:42:40 AM
\$29.50 MISTI
20201203000552940

Allen S. Boyd