

Send tax notice to:
MORGAN S FROELICH
120 CANYON PARK PLACE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

20201018

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Four Thousand and 00/100 Dollars (\$154,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **VIRGINIA A WILLIAMS, MARRIED** whose mailing address is: 1148 COUNTY RD 800, CALERA, AL 35040 (hereinafter referred to as "Grantors") by **MORGAN S FROELICH AND HARRISTON MILLNER** whose property address is: **120 CANYON PARK PLACE, PELHAM, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 19, page 19, Shelby County Records
3. Building line(s) as shown by recorded map.
4. Restrictions appearing of recorded in Instrument 1994-35220, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company as recorded in Instrument 1995-12825 in the Probate Office of Shelby County, Alabama.

\$151,210.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of her spouse

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

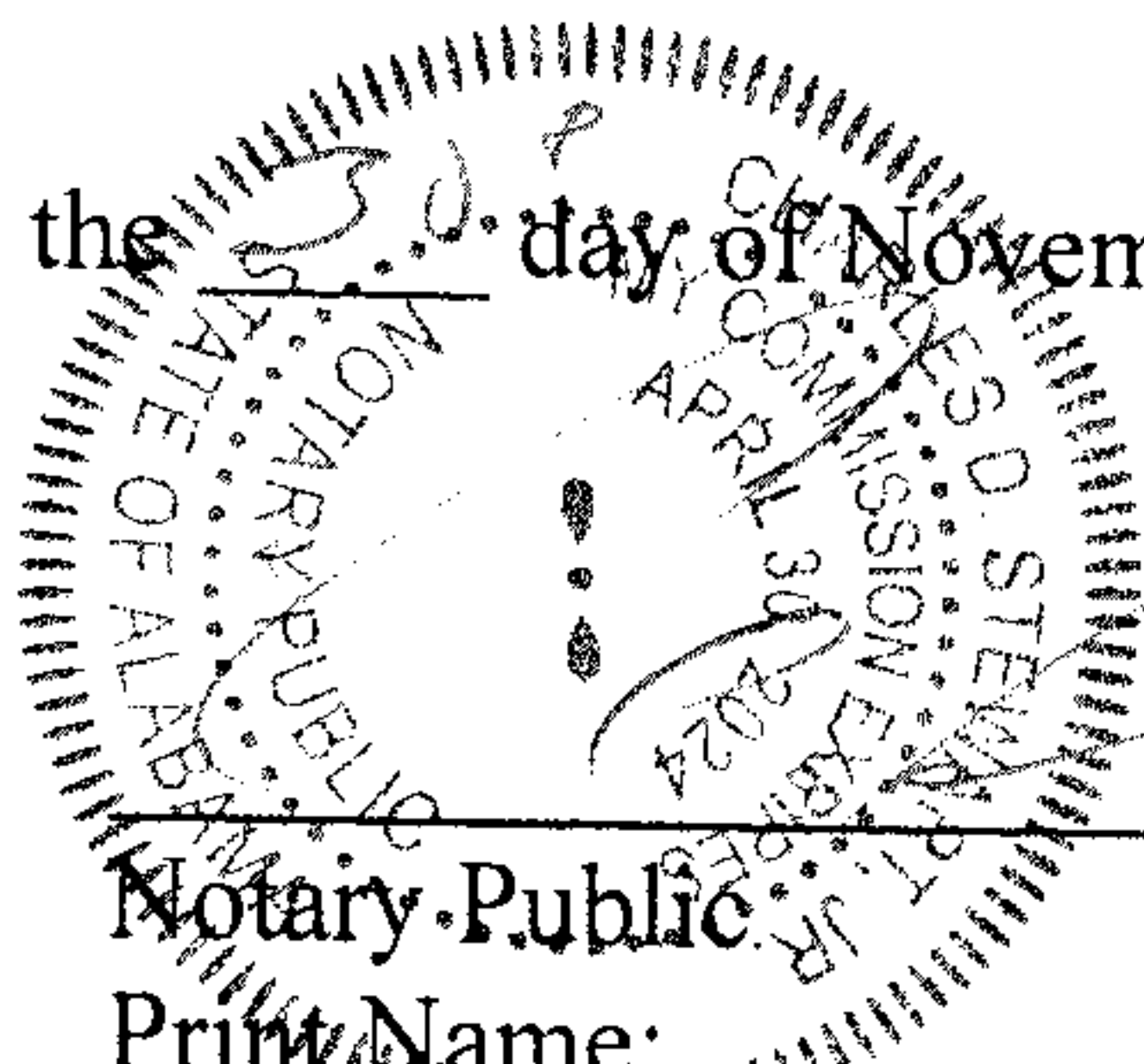
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2020.

Virginia A. Williams
VIRGINIA A WILLIAMS

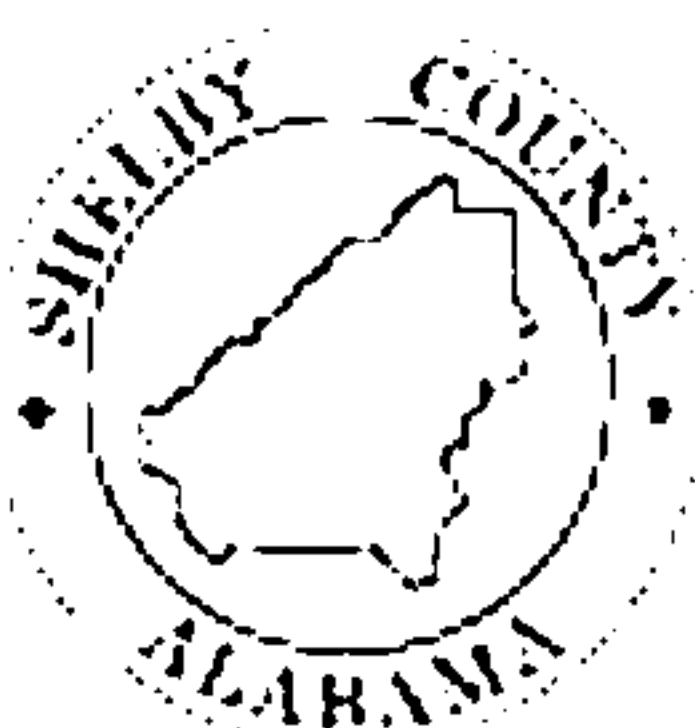
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA A WILLIAMS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they 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.


Notary Public
Print Name:
Commission Expires:

30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2020 12:59:44 PM
\$28.00 MISTH
20201203000553370

Allen S. Bayl