

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

Send Tax Notice To:
Guyon Shipman
196 Bent Creek Drive
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20210105000007920
01/05/2021 03:48:41 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, 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

Scott A. Myers and Angeline Myers, formerly known as Angeline M. Quinhoes, husband and wife, whose mailing address is:

196 Bent Creek Drive, Chelsea, AL 35043

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

Guyon Shipman, whose mailing address is: 413 Cornwall, Maylene, AL 35114

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **196 Bent Creek Drive, Chelsea, AL 35043** to-wit:

Lot 63, according to the Map and Survey of Bent Creek Subdivision, Sector 2, Phase 2, as recorded in Map Book 47, Page 25, in the Probate Office of Shelby County, Alabama.

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

\$356,250.00 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 10 day of December, 2020.

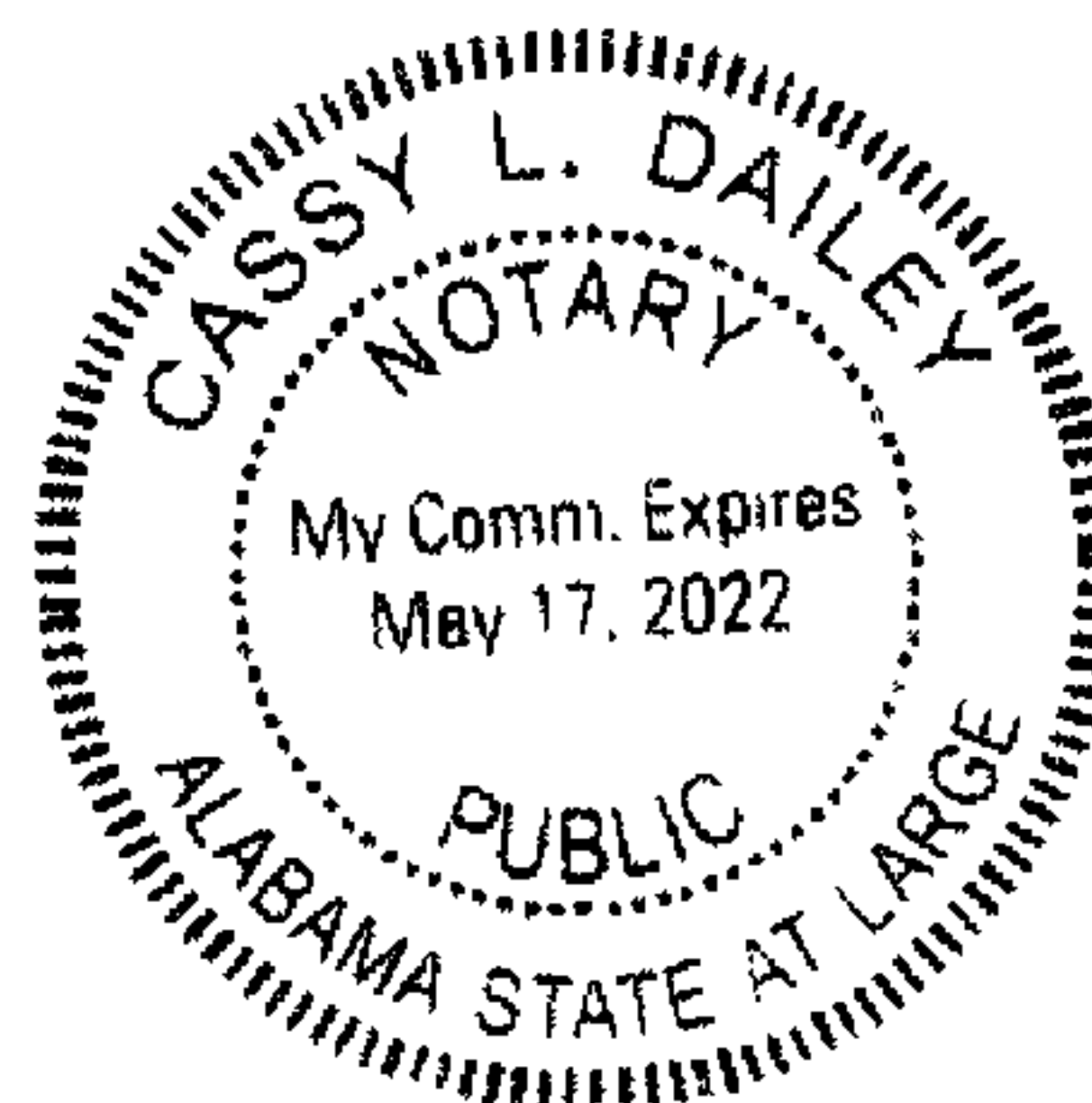
St. Myers
Scott A. Myers

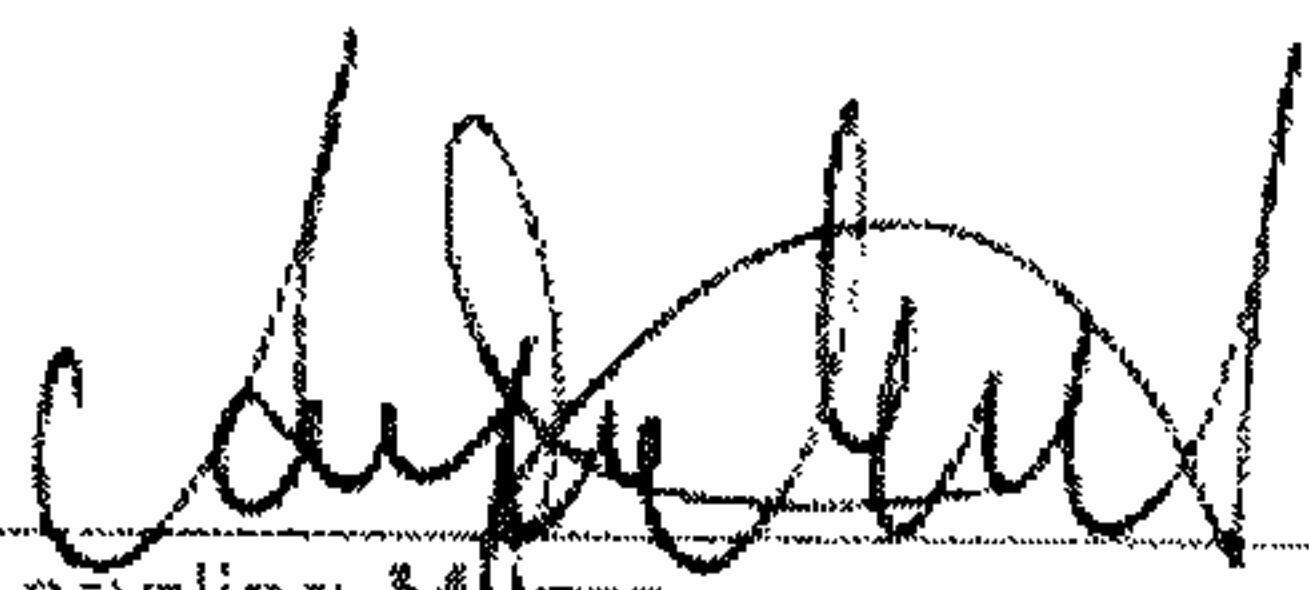
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Scott A. Myers, 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 10 day of December, 2020.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: 05-17-2022





Angeline Myers

State of North Carolina
County of Mecklenburg

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Angeline Myers, 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 09 day of December, 2020.


Notary Public, State of North Carolina
Cecilia M. Rivera

Printed Name of Notary

My Commission Expires: November 11, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 03:48:41 PM
\$47.00 CHERRY
20210105000007920

