

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

Send Tax Notice To:
Mary J Dean

601 Foothills Trace
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Eight Thousand Dollars and No Cents (\$298,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Lowell Douglas Rawls and Jo Marie Rawls, husband and wife, whose mailing address is:

1125 Charter Dr; Pell City, AL 35128 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Mary J Dean, whose mailing address is: 601 Foothills Trace, Chelsea, AL 35043, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1A, a Resurvey of Lot 1, Foothills Point, Third Sector and Lot 56, Foothills Point Second Sector as recorded in Map Book 36, Page 127, in the Office of the Judge of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Inst. # 20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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

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 15th day of January, 2021.

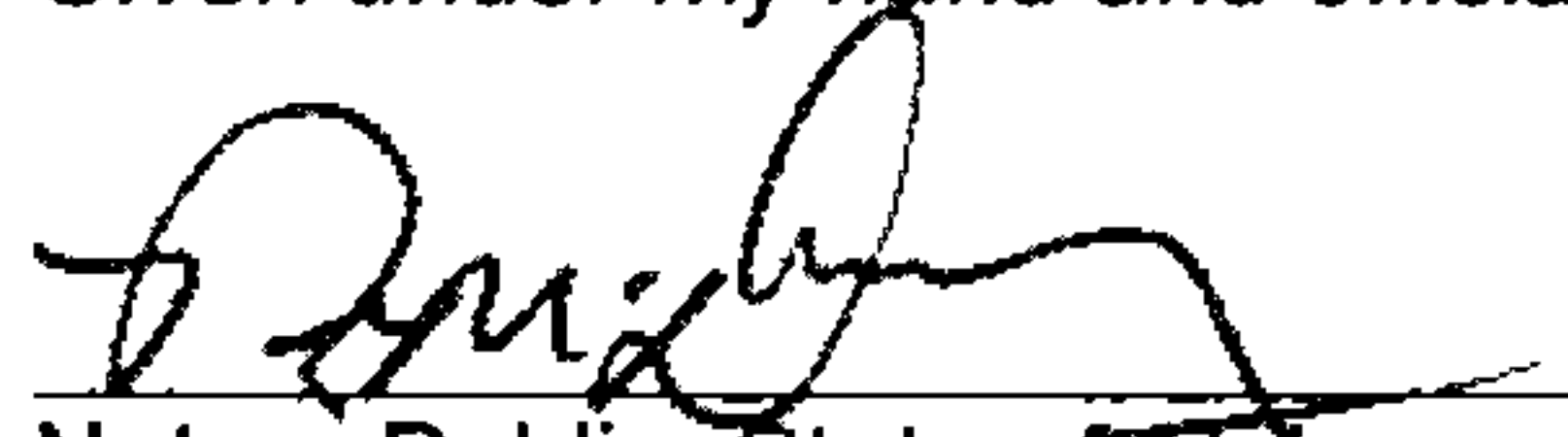

Lowell Douglas Rawls


Jo Marie Rawls

State of Alabama
County of Jefferson

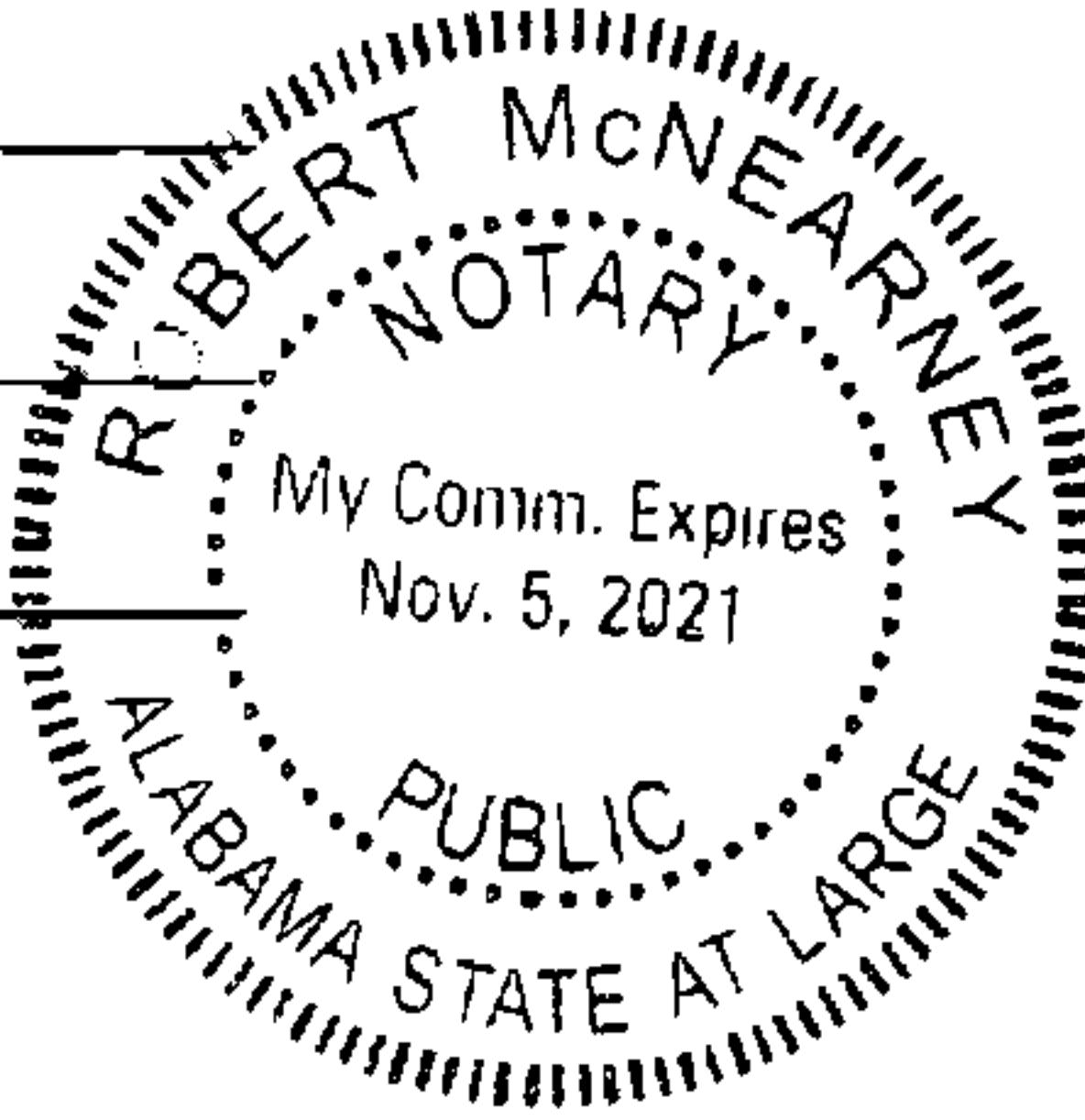
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Lowell Douglas Rawls and Jo Marie Rawls is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of January, 2021.


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
01/15/2021 01:13:44 PM
\$323.00 CHERRY
20210115000025750

