

Send tax notice to: Patrick Sawyer and Dawn Sawyer, 6259 Black Creek Loop North, Hoover, AL 35244

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 **Three Hundred Seventy-Four Thousand (\$374,000.00) 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

Damian C. Gilbert and Wynell K. Gilbert, Husband and Wife, whose mailing address is:

409 Trace Crossings Parkway, Hoover, AL 35244

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

Patrick Sawyer and Dawn Sawyer, whose mailing address is:

6259 Black Creek Loop North, Hoover, AL 35244

(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: 6259 Black Creek Loop North, Hoover, AL 35244 to-wit**

Lot 280, according to the Final Record Plat of Creekside Phase 2, Part B, as recorded in Map Book 39, Pages 58A & 58B, in the Probate Office of Shelby County, Alabama.

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

\$224,000.00 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 15th day of January 2021



Damian C. Gilbert

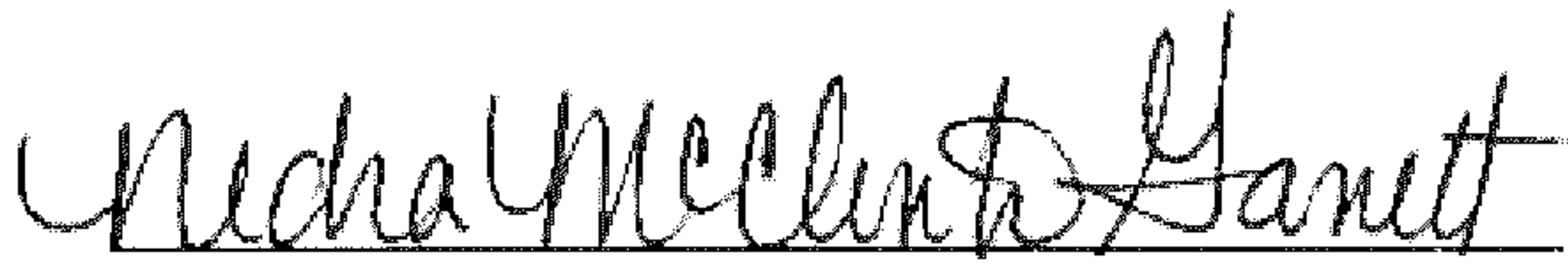


Wynell K. Gilbert

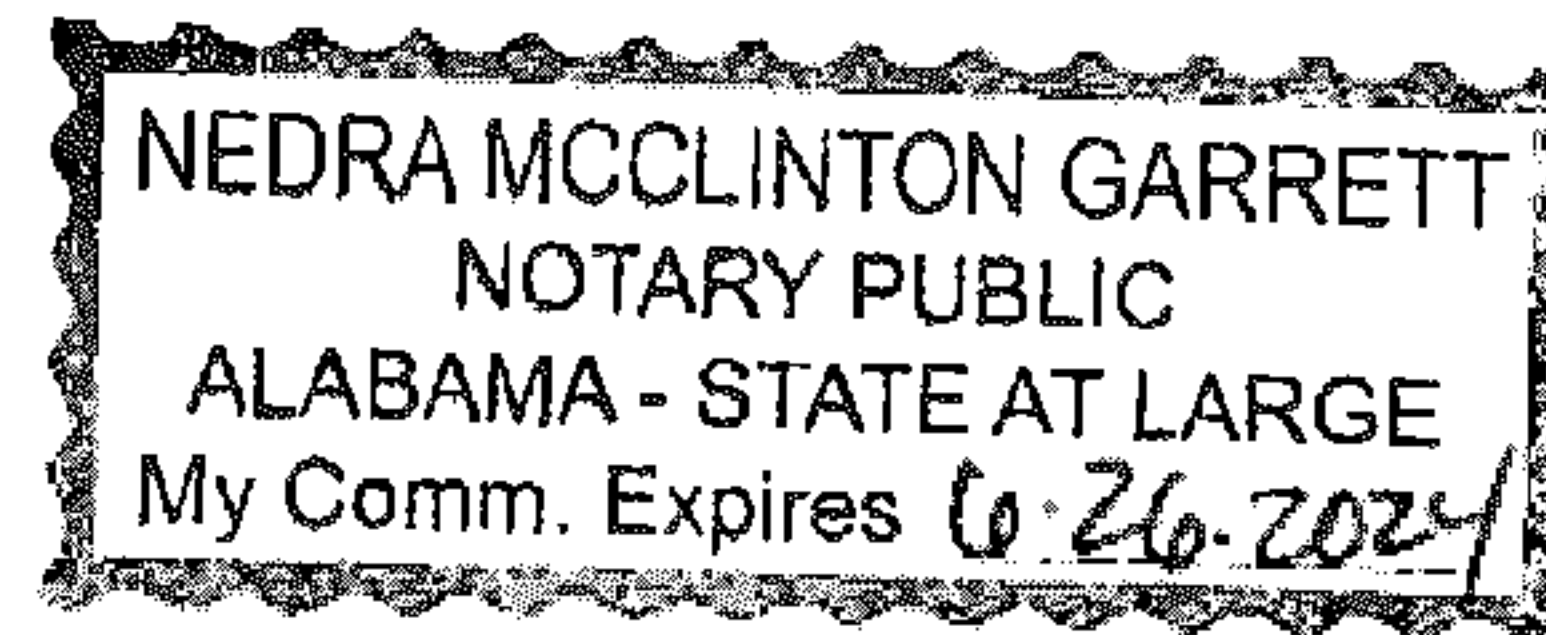
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Damian C. Gilbert and Wynell K. Gilbert**, 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, they have 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
My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2021 10:33:48 AM
\$175.00 CHERRY
20210120000030360

