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02/22/2021 08:17:56 AM
DEEDS 1/2

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

Send Tax Notice To:
Laura L. Puckett
1129 Dearing Downs Dr.
Helena, AL 35080-4020

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Five Thousand Dollars and No Cents (\$195,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Paul Moss, individually and as Attorney in Fact for his wife, Abigail Moss, whose mailing address is:

2001 Summerchase Drive, Hoover, AL 35244

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

Laura L. Puckett, whose mailing address is:

1129 Dearing Downs Dr., Helena, AL 35080

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 16, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.


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

\$188,175.00 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 11th day of February, 2021.



Paul Moss


*Abigail Moss by and through
her Attorney in Fact*


Abigail Moss, by and through her Attorney
in Fact, Paul Moss

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Paul Moss, individually and as Attorney in Fact for his wife, Abigail Moss, 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 the conveyance, he individually and in his capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of February, 2021.



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/5/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2021 08:17:56 AM
\$32.00 CHERRY
20210222000085980

Allie S. Bayl