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05/07/2021 01:58:15 PM
DEEDS 1/2

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

Send Tax Notice To:
Leroy M. Farley Jr.
349 8th St. SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Leroy Farley, an unmarried man, whose mailing address is:

349 8th Street SW ; Alabaster, AL 35007

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

Leroy M. Farley Jr., whose mailing address is:

349 8th Street SW ; Alabaster, AL 35007

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

Lot 11, Block 2, according to the Survey of K.B. Nickersons Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama.

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

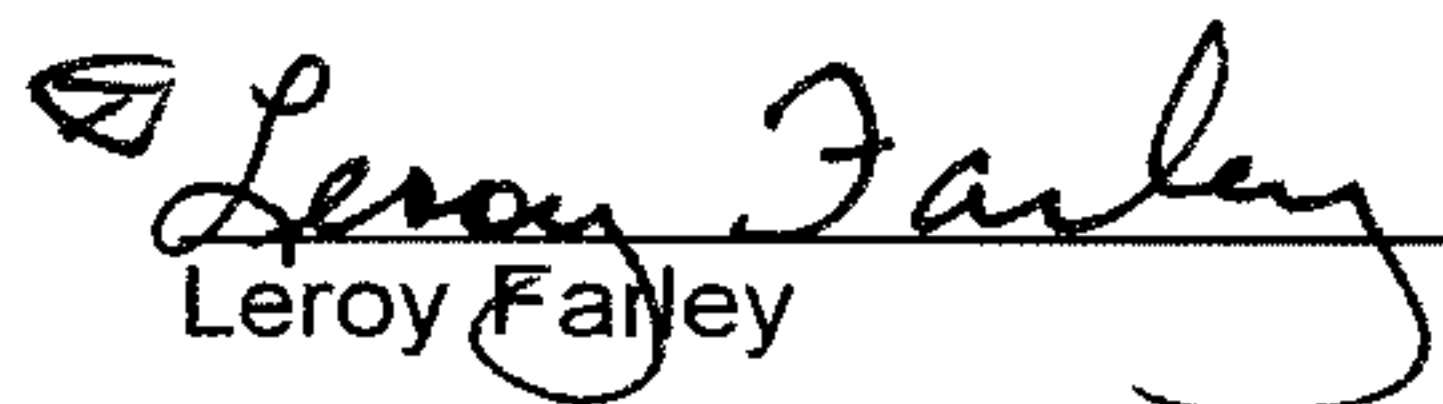
\$117,272.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Leroy Farley, grantee in that certain deed recorded in February 23, 2015, in Instrument #20150223000054860, in the Office of the Judge of Probate of Shelby County, Alabama, is one and the same person as Leroy M. Farley, Sr.

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 26th day of April, 2021.


Leroy Farley

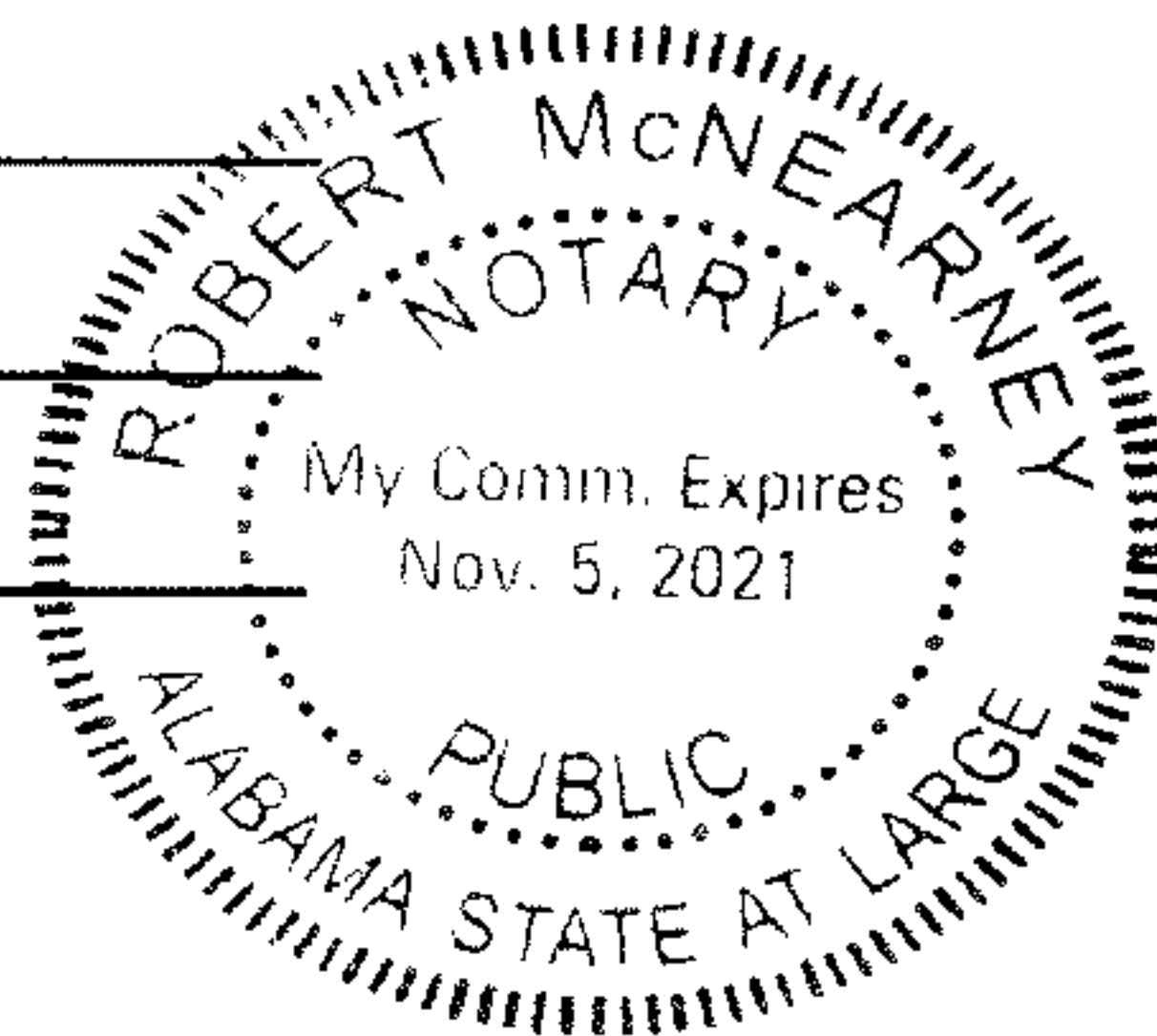
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Leroy Farley, an unmarried man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of April, 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
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