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05/26/2021 10:18:02 AM

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/1

Send Tax Notice To:
Emily Higginbotham
152 Bonnieville Dr.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Nine Thousand Five Hundred Dollars and No Cents (\$129,500.00), 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

Inella Torrance, formerly known as Inella L. Jackson, and Willie Torrance, a married couple, whose mailing address is:

152 Bonnieville Dr., Calera, AL 35040

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

Emily Higginbotham, whose mailing address is: 209 Village Drive, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 152 Bonnieville Dr., Calera, AL 35040** to-wit:

Lot 6 Survey of Willow Cove Phase 1, a subdivision according to the map of plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 23, Page 75 reference to which is hereby made in aid of and as a part of this description.

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

\$118,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$10,000.00 of the consideration recited herein was paid from the proceeds of a TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. second mortgage.

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 24th day of May, 2021.

Inella Torrance

Inella Torrance

Willie Torrance

Willie Torrance

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Inella Torrance and Willie Torrance, 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 24th day of May, 2021.

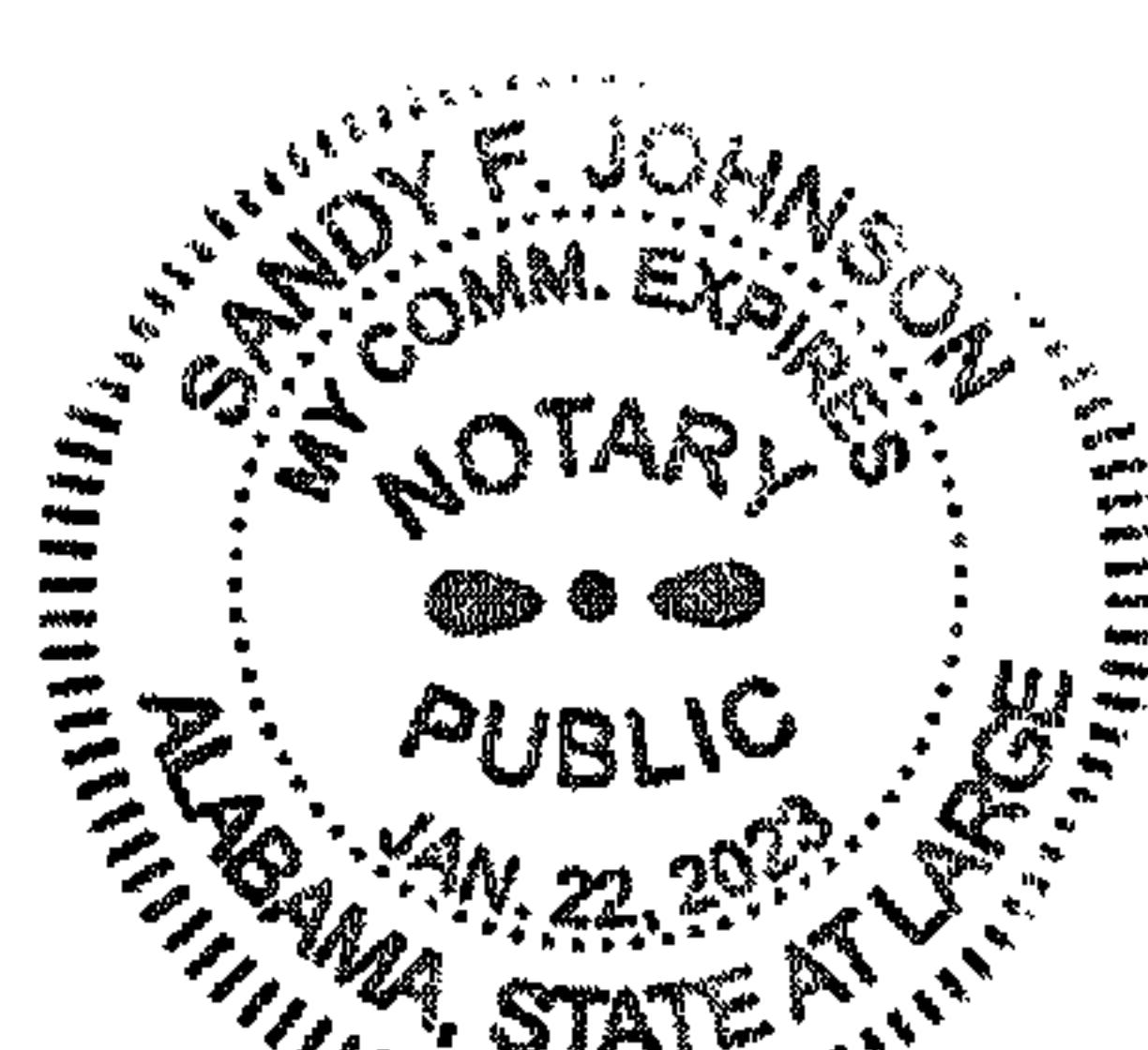
Olivia C.

Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2021 10:18:02 AM
\$33.00 CHERRY
20210526000257310

Allen S. Boyd