

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

Send Tax Notice To:
Kylie A. Kerr
1860 20th Ave.
Calera, AL 35040

GENERAL WARRANTY DEED

20210709000332880

07/09/2021 09:02:36 AM

DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighteen Thousand Dollars and No Cents (\$218,000.00)**, 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

Stephanie Cowart Iffland, a married woman, whose mailing address is:

1860 20th Ave., Calera, AL 35040

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

Kylie A. Kerr, whose mailing address is: 800 Valley View Rd, Pelham AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **800 Valley View Rd. D53, Pelham, AL 35124**
to-wit:

Lot 20, the East 35 feet of Lot 21, the West Half of Lot 21, and the West Half of Lot 27, according to the Plat of Farris Estates prepared by A. W. Meade dated March 21, 1957, and recorded in Map Book 4, Page 13, in the Probate Records of Shelby County, Alabama.

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

The property herein conveyed does not constitute the homestead of the grantor, nor that of her spouse, neither is it contiguous thereto.

Betty Ryland Cowart, one of the Joint Right of Survivorship Grantees in Deed recorded on July 22, 2014 in Instrument No. 20140722000225270, passed this life on June 29, 2020. Stephen Daniel Cowart, one of the Joint Right of Survivorship Grantees in Deed recorded on July 22, 2014 in Instrument No. 20140722000225270, passed this life on June 29, 2020.

\$211,460.00 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 2nd day of July, 2021.


Stephanie Cowart Iffland

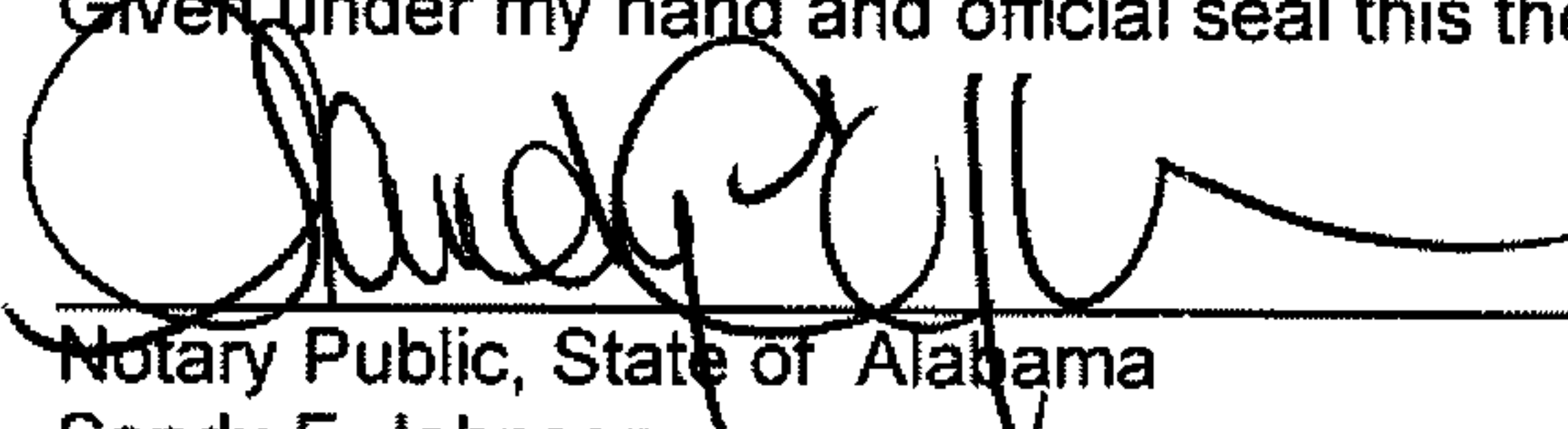
20210709000332880 07/09/2021 09:02:36 AM DEEDS 2/2

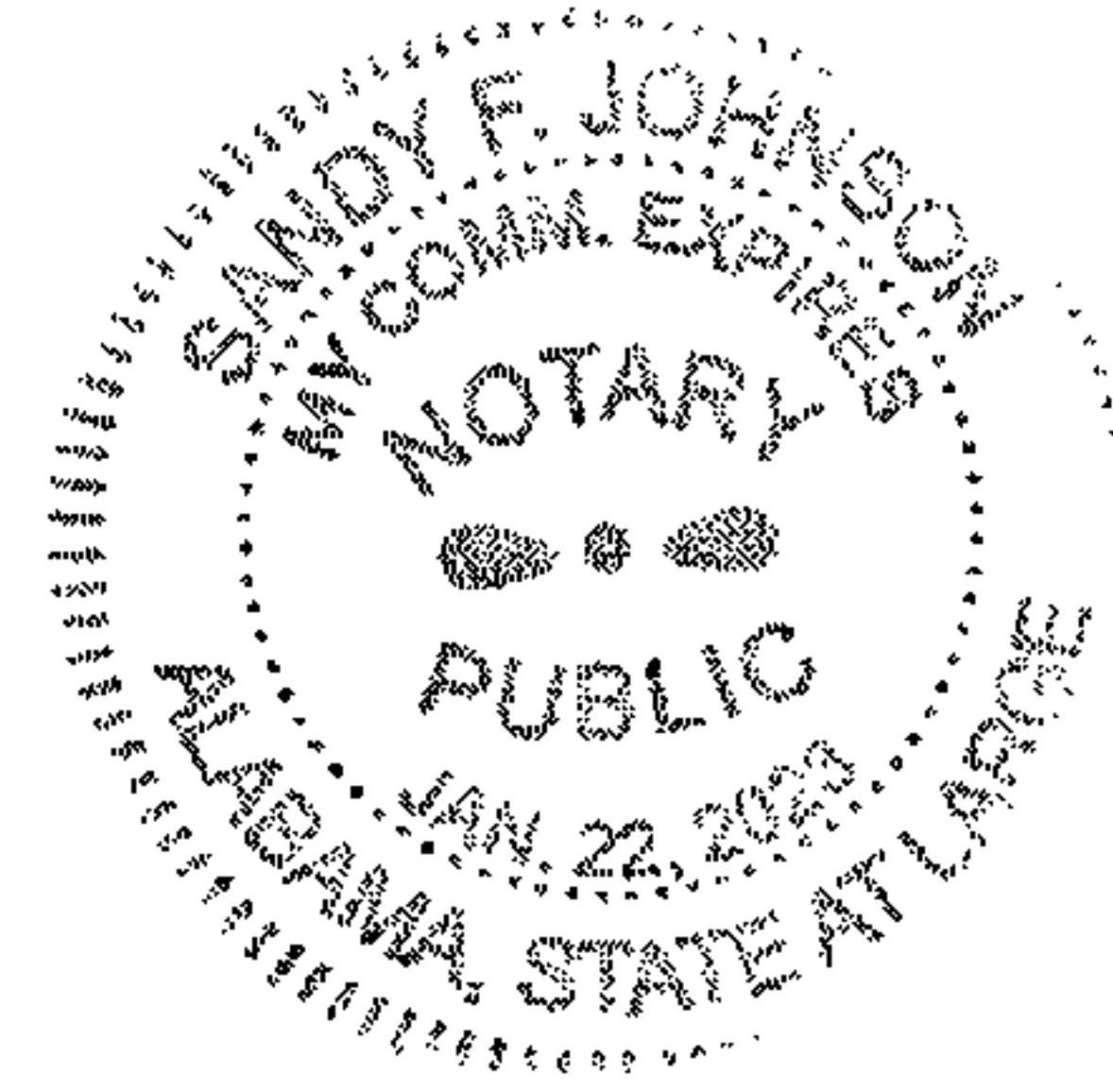
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stephanie Cowart Iffland, 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 2nd day of July, 2021.


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
07/09/2021 09:02:36 AM
\$32.00 CHERRY
20210709000332880

