

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

Send Tax Notice To:
Theresa M. Fancher
905 Broken Bow Trail
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20210709000332920
07/09/2021 09:07:04 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, 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

Timothy K. Jones and Elizabeth M. Jones, husband and wife. whose mailing address is:

905 Broken Bow Trail Alabaster AL 35007

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

Theresa M. Fancher, whose mailing address is:

1307 Colonial Way Alabaster AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **905 Broken Bow Trail, Alabaster, AL 35007** to-wit:

Lot 2, in Block 9, according to the Survey of Navajo West Sector of Navajo Hills, as recorded in Map Book 5, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

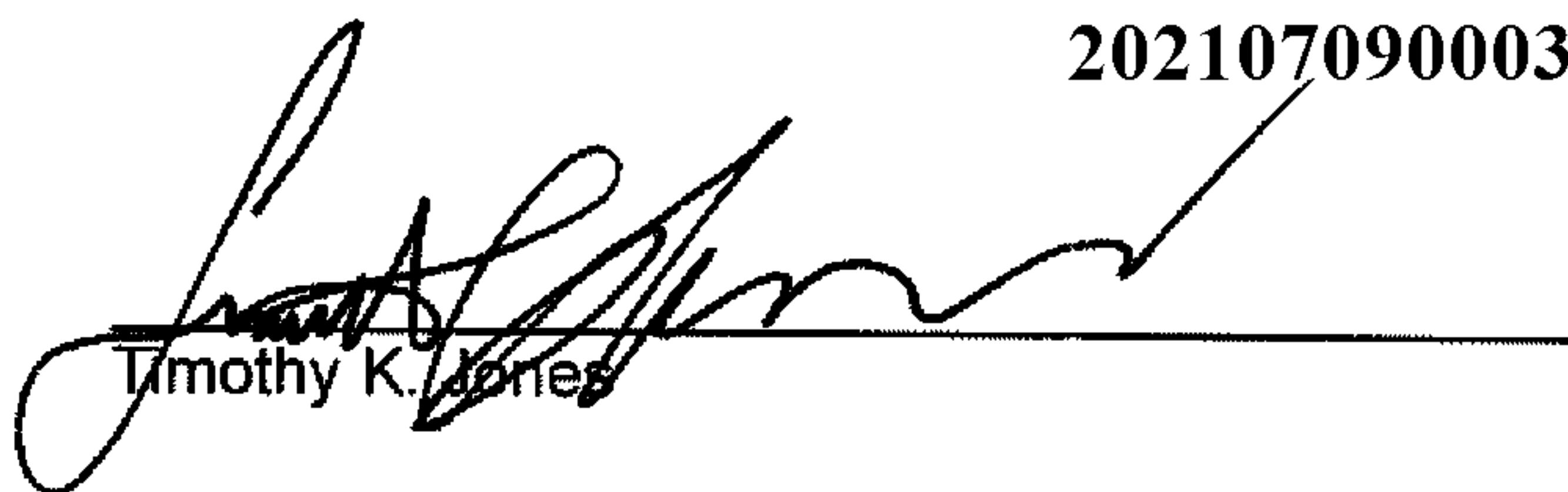
Subject to: All easements, restrictions and rights of way of record.

\$219,945.00 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.

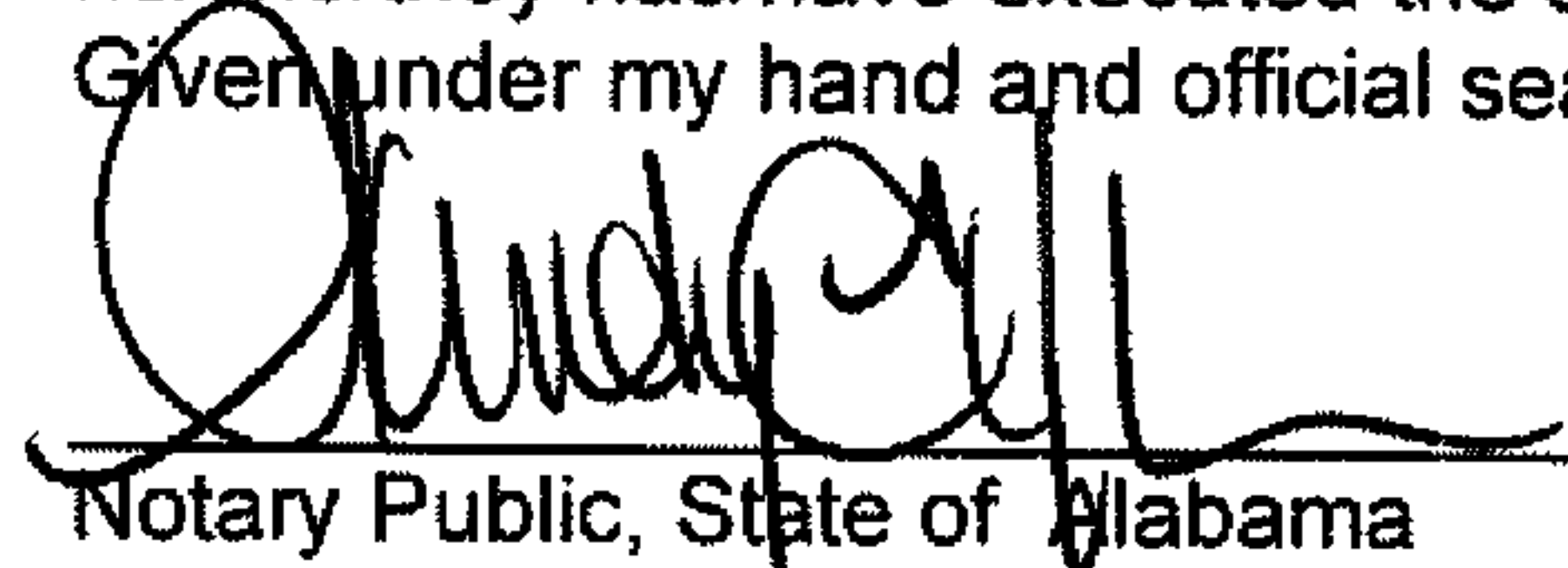

Timothy K. Jones


Elizabeth M. Jones

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Timothy K. Jones and Elizabeth M. Jones, 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.

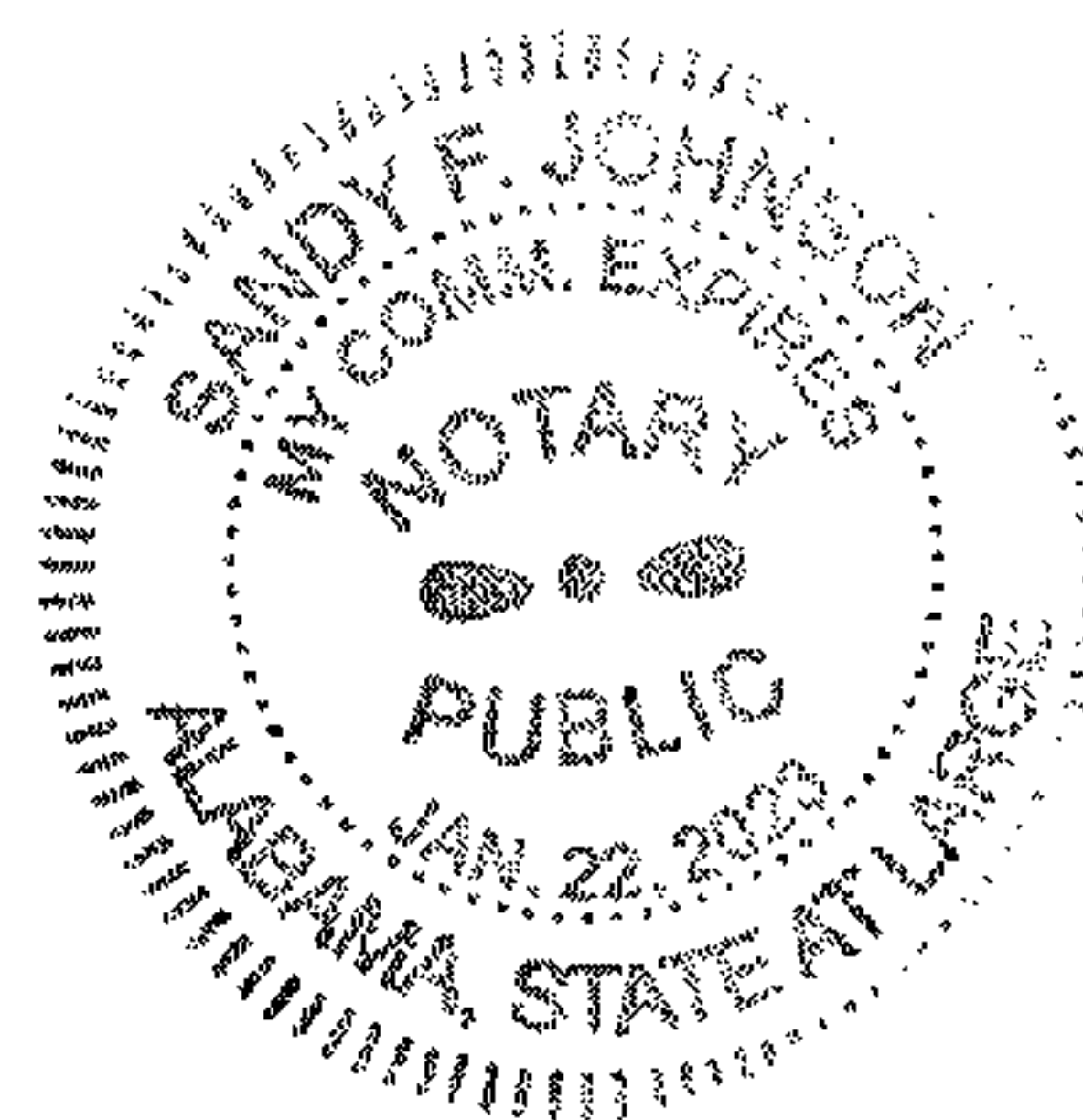
Given under my hand and official seal this the 2nd day of July, 2021.


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 09:07:04 AM
\$26.00 CHERRY
20210709000332920

