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DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Victoria McConn
128 Ashleigh Rd.
Helena, AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)**, 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

Shelby Lynn Bass, Formerly Known As Shelby Lynn Dejka, and Wayne Bass, a married couple, whose mailing address is:

128 Ashleigh Rd., Helena, AL 35080

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

Victoria McConn, whose mailing address is:

5265 Pinto Pass, Cumming, GA 30040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **128 Ashleigh Rd., Helena, AL 35080** to-wit:

Lot 328, according to the Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

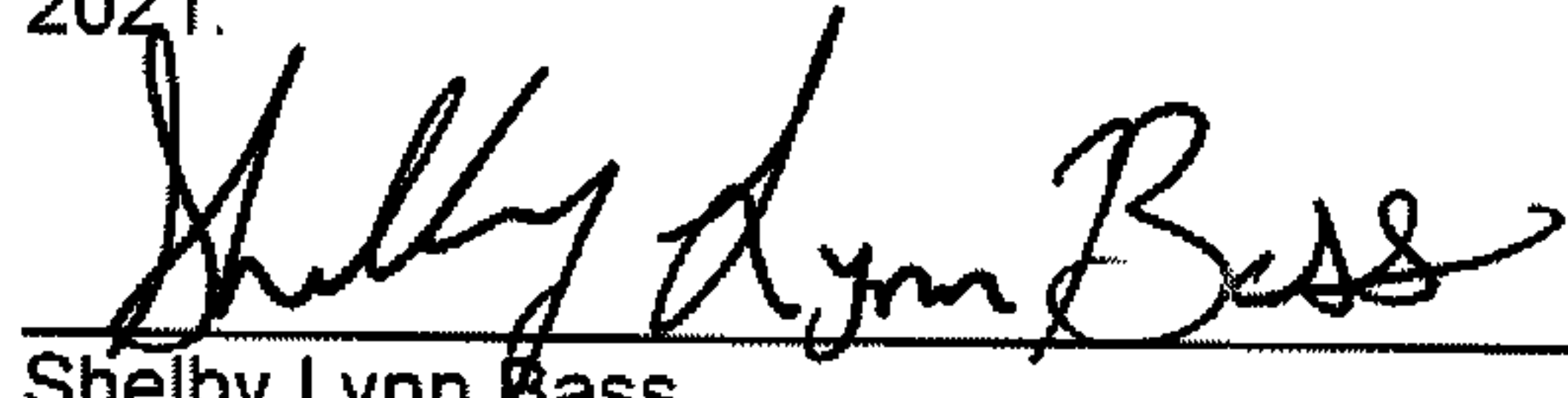
Subject to: All easements, restrictions and rights of way of record.


\$324,000.00 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 20 day of July, 2021.



Shelby Lynn Bass


Wayne Bass

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Shelby Lynn Bass and Wayne Bass, 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 22nd day of July, 2021.


Notary Public, State of Alabama
Rosalie Kane Doggett
Printed Name of Notary
My Commission Expires: January 12, 2025

ROSALIE KANE DOGGETT
Notary Public, Alabama State at Large
My Commission Expires
January 12, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2021 02:23:27 PM
\$62.00 JOANN
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Allen S. Bayl