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DEEDS 1/1

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

Send Tax Notice To:
Teena Threadgill Luce
300 Dunrobin Cir.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thirty Thousand Dollars and No Cents (\$330,000.00)**, 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

Jerry Payne and Tammy Payne, a married couple, whose mailing address is:

300 Dunrobin Cir., Pelham, AL 35124

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

Teena Threadgill Luce, whose mailing address is: 221 Shore Dr., Suwanee, GA 30024

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **300 Dunrobin Cir., Pelham, AL 35124** to-wit:

Lot 1940, according to the Survey of Dunrobin at Ballantrae Phase 3, as recorded in Map Book 43, Page 118, in the Probate Office of Shelby County, Alabama.

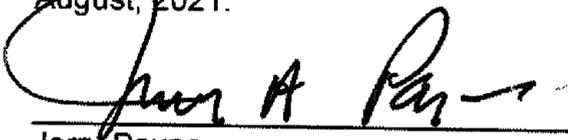
Subject to: All easements, restrictions and rights of way of record.

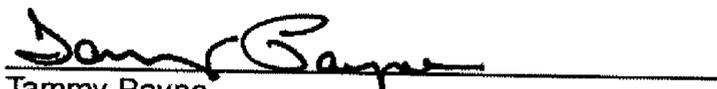
\$220,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

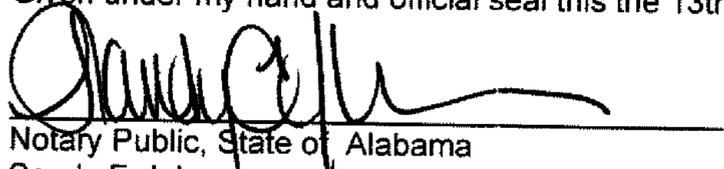
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 13th day of August, 2021.

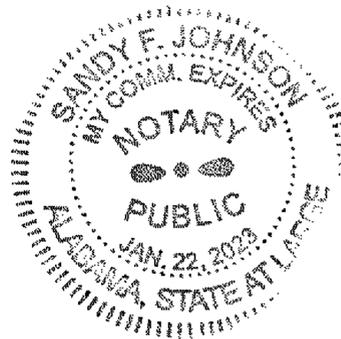

Jerry Payne


Tammy Payne

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jerry Payne and Tammy Payne, 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 13th day of August, 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
08/17/2021 03:02:12 PM
\$132.00 BRITTANI
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Alli S. Boyd