

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

Send Tax Notice To:
Jacob Logan Brown
264 Ivy Hills Cir.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, 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

John W. Willman and Kenia Esquivel, a married couple, whose mailing address is:

511 Washington ave Weldon NC 27890

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

Jacob Logan Brown, whose mailing address is:

416 Wynlake Lane, 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: 264 Ivy Hills Cir., Calera, AL 35040** to-wit:

Lot 71, according to the Plat of Old Ivy Subdivion, Phase I, being a Resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the SW 1/4 of Section 14 and the NW 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$216,015.00 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.

John W. Willman

John W. Willman

Kenia Esquivel

Kenia Esquivel

State of Virginia

County of Prince William

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John W. Willman and Kenia Esquivel, 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 12th day of August, 2021.

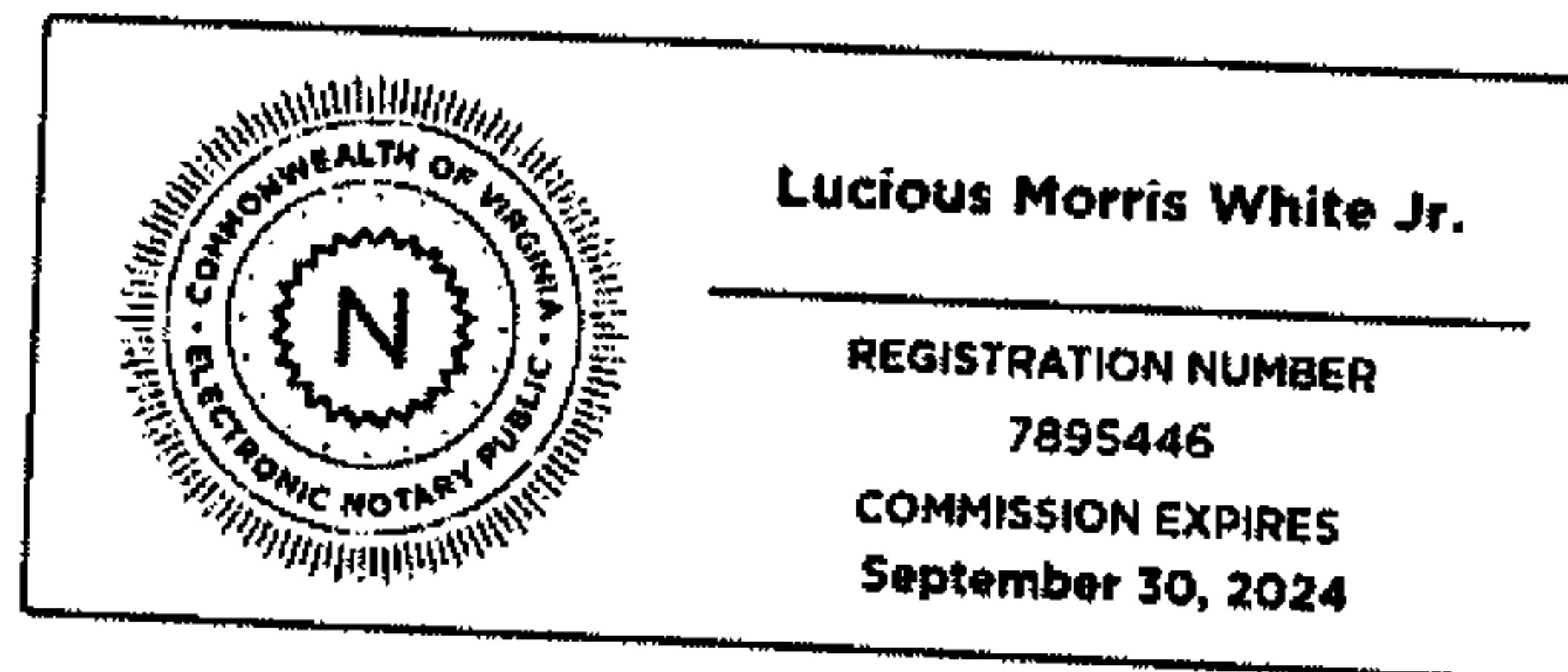
Lucious Morris White Jr.

Notary Public, State of Virginia

Lucious Morris White Jr.

Printed Name of Notary

My Commission Expires: 09/30/2024

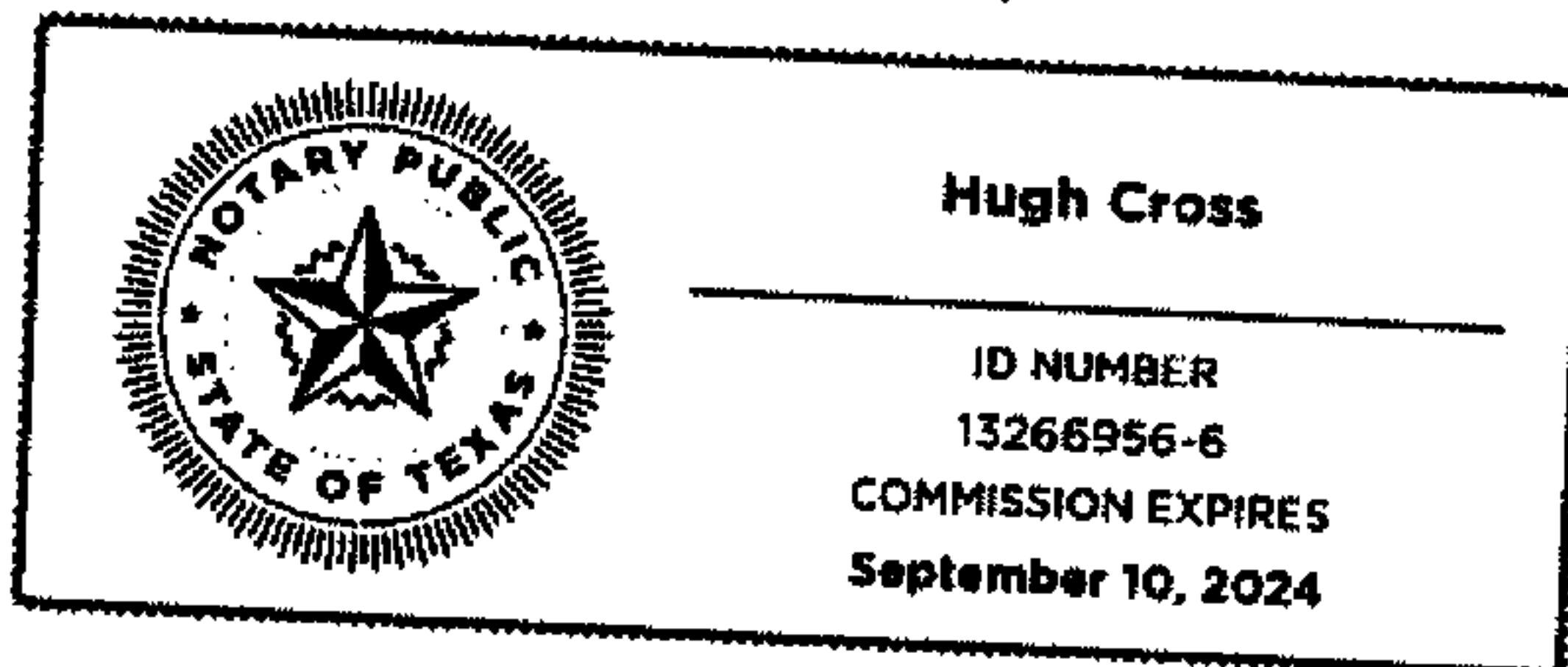


Notarized online using audio-video communication

State of Texas, County of Bell
Acknowledged before me, Hugh Cross,
this 13th day of August, 2021
by Kenia Esquivel

Hugh Cross

Notary Public, State of Texas



Notarized online using audio-video communication



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2021 09:03:08 AM
\$29.00 CHERRY
20210820000407070

Allie S. Bayl