

20211005000485070
10/05/2021 10:52:27 AM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Elvis Jefferson, LLC
3495 Annette Street
Trussville, AL 35173

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy One Thousand Dollars and No Cents (\$171,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Mary Ann Dobbs, a single woman, whose mailing address is: 430 Midridge Lane, Pelham, AL 35124 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Elvis Jefferson, LLC, whose mailing address is: 3495 Annette Street, Trussville, AL 35173, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, the address of which is 430 Midridge Lane, Pelham, AL 35124, to wit:

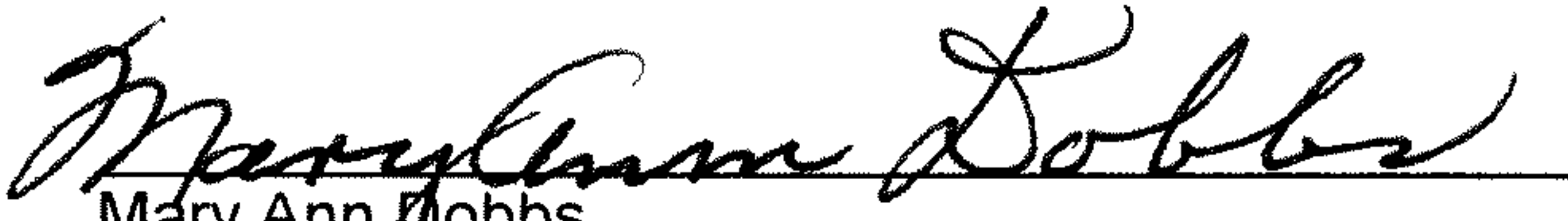
Lot 26, according to the Final Plat Midridge Village Phase I, as recorded in Map Book 29, Page 80, in the Probate Office of Shelby County, Alabama.

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

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.

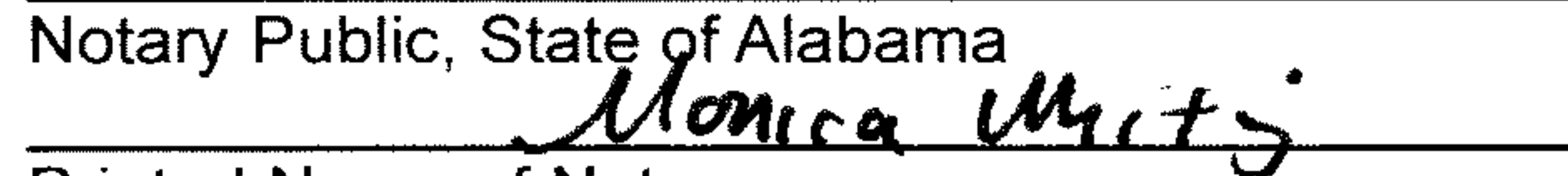
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the ^{24th}~~23rd~~ day of September, 2021.

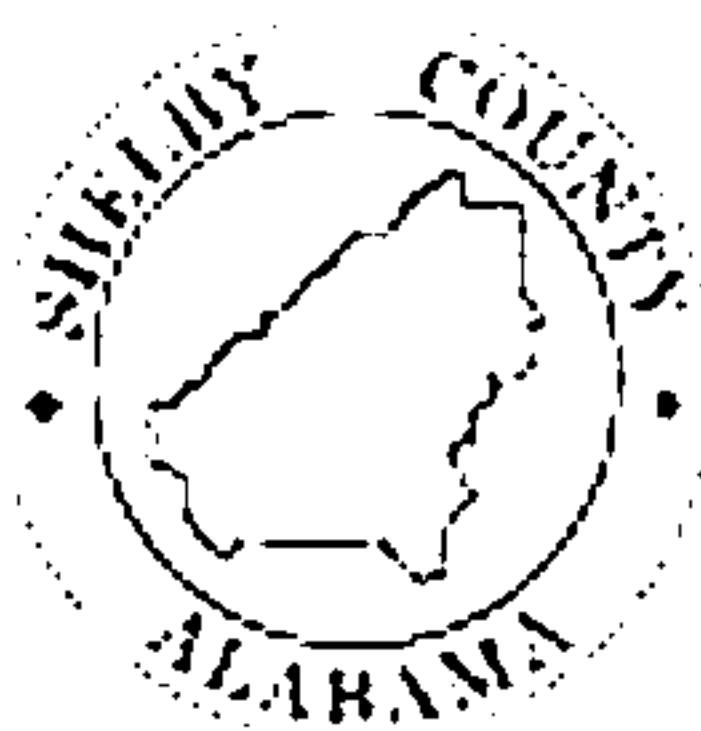
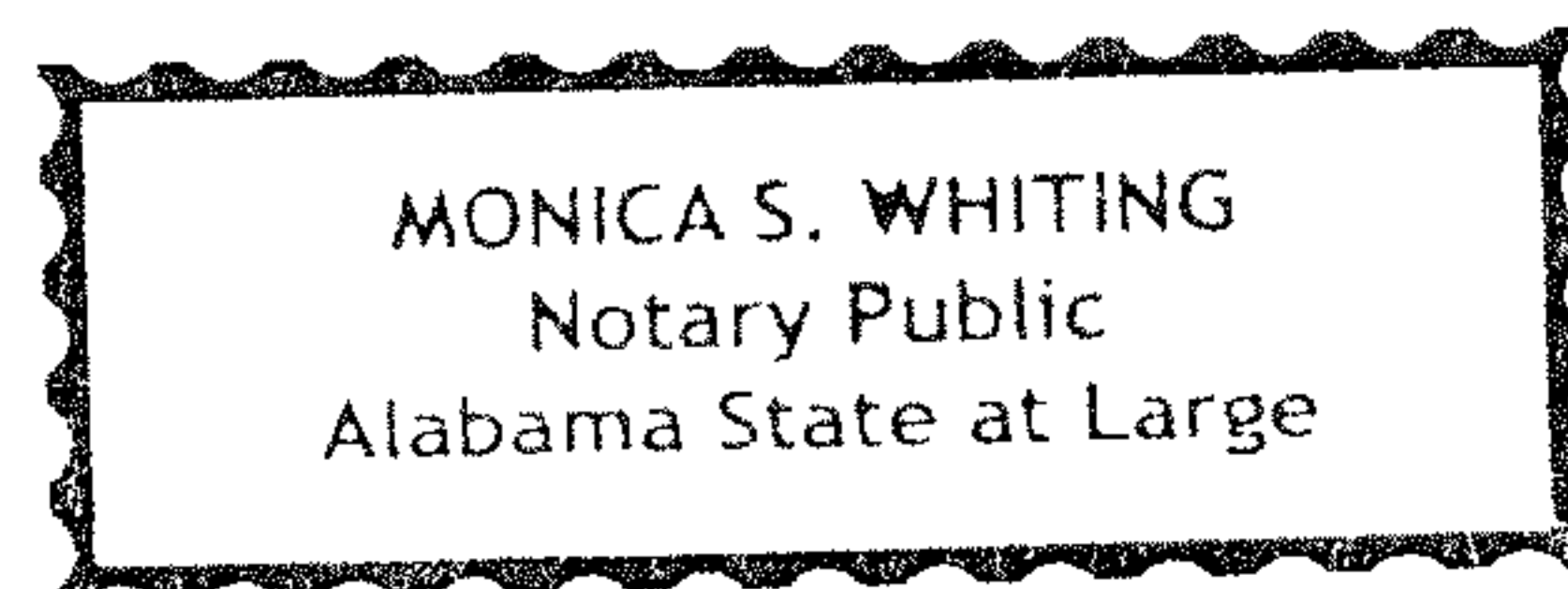

Mary Ann Dobbs

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Mary Ann Dobbs 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of September, 2021.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 9/10/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2021 10:52:27 AM
\$196.00 JOANN
20211005000485070

