

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Sue A. Payne
1133 King Arthur Court
Alabaster, AL 35007

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FORTY THOUSAND ONE HUNDRED AND 00/100 (\$140,100.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Bama W. Chapman, and spouse, Wilbur C. Chapman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sue A. Payne** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

Lot 10, according to the Survey of Bishop Creek Townhouses, 1st Addition, as recorded in Map Book 13, Page 8, in the Probate Office of Shelby County, Alabama.

Wilbur C. Chapman is one and the same person as Wilbur C. Chapman, Jr.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


Property Address: **1133 King Arthur Court Alabaster, AL 35007**

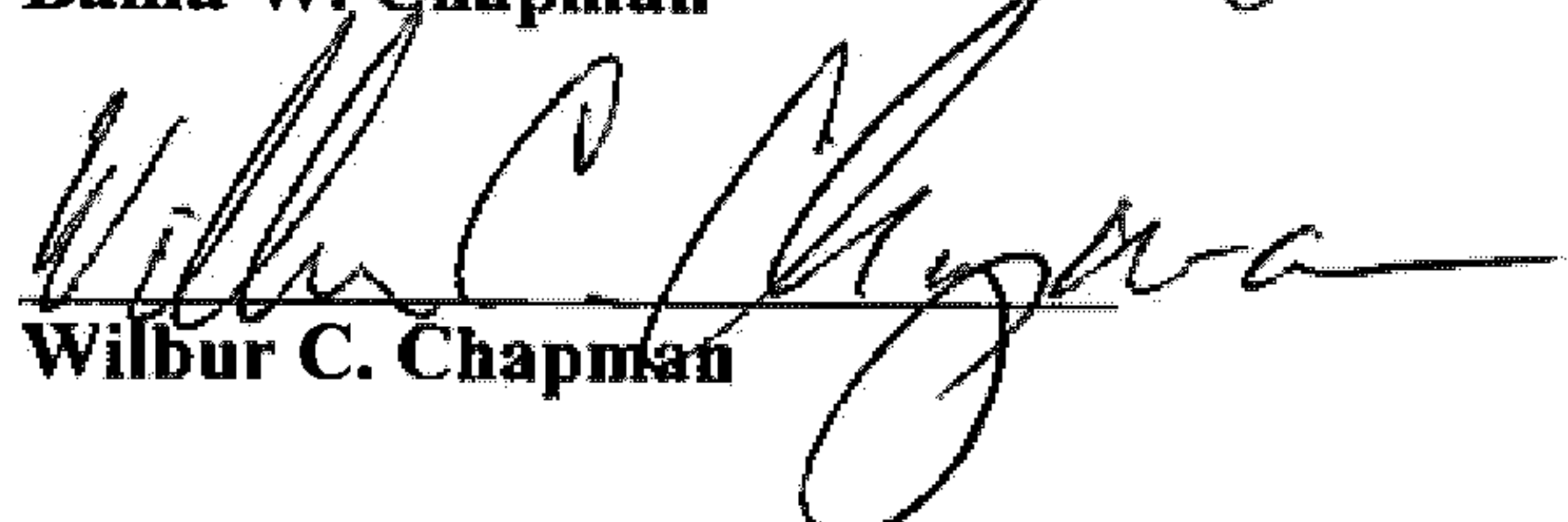
135,897.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County, and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **27th day of October, 2021.**



Bama W. Chapman


Wilbur C. Chapman

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Bama W. Chapman and Wilbur C. Chapman**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **27th day of October, 2021.**



Jeff W. Farmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**

