

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

Send Tax Notice To:
Veronica Wilson
916 Daventry Trail
Calera, AL 35040

GENERAL WARRANTY DEED

20220413000152510
04/13/2022 01:41:05 PM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Seven Thousand Dollars and No Cents (\$227,000.00)**, 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

Jonathan Michael Martin and Katherine R. Martin, husband and wife, whose mailing address is:

916 Daventry Trail, Calera, AL 35040

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

Veronica Wilson, whose mailing address is: 5175 Promenade Drive, 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: **916 Daventry Trail, Calera, AL 35040** to-wit:

Lot 39, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29, Page 32 Shelby County, Alabama.

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

\$210,900.00 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 11th day of April, 2022.

J. M. Martin

Jonathan Michael Martin

Katherine R. Martin

Katherine R. Martin

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jonathan Michael Martin and Katherine R. Martin, 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 11th day of April, 2022.

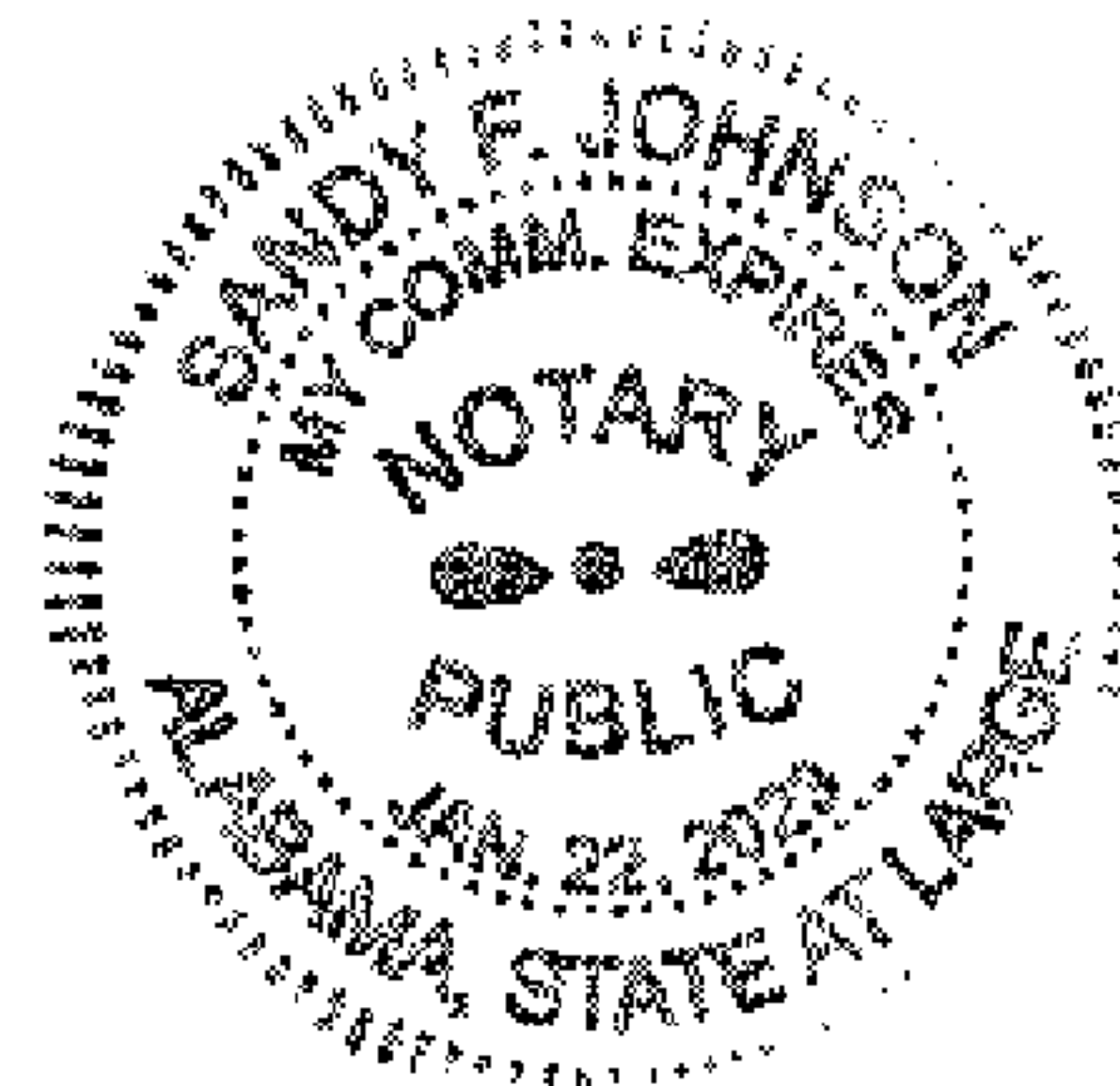
Sandy F. Johnson

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
04/13/2022 01:41:05 PM
\$38.50 JOANN
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Allie S. Beal