

22-1273

20220415000156360
04/15/2022 12:40:36 PM
DEEDS 1/3

Send tax notice to: Jennifer Wilson and Mark Wilson, 4108 Milners Lane, Birmingham, AL 35242

This instrument was prepared by:
Nedra M. Garrett, Attorney
South Oak Title, LLC
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Fifty Thousand and No/100 (550,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

John D. Ferrell and Kelly C. Ferrell, husband and wife, whose mailing address is:

3056 Eagle Ridge Lane, Birmingham, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Jennifer Wilson and Mark Wilson, whose mailing address is:

4108 Milners Lane, Birmingham, AL 35242
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 4108 Milners Lane, Birmingham, AL 35242, to-wit**

Lot 75, according to the Final Record Plat of Greystone Farm Milners Crescent Sector Phase 3, as recorded in Map Book 23, Page 71, in the Probate Office of Shelby County, Alabama.

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

\$440,000.00 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 8th day of April 2022.


John D. Ferrell

 Attorney in fact for
Kelly C. Ferrell by John D. Ferrell, Attorney in Fact
Kelly C. Ferrell

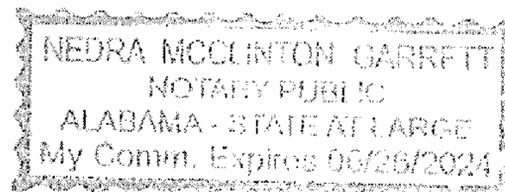
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John D. Ferrell**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of April 2022.


NOTARY PUBLIC

My Commission expires: 6/26/2024



STATE OF ALABAMA
COUNTY OF JEFFERSON

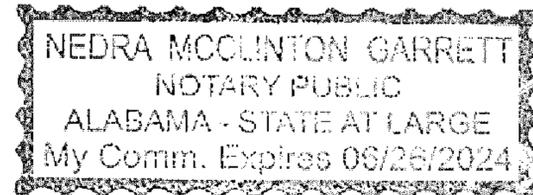
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John D. Ferrell, in his capacity as Attorney in Fact for Kelly C. Ferrell**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of April 2022.

Nedra McClinton Garrett

NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2022 12:40:36 PM
\$138.00 CHARITY
20220415000156360

Allie S. Bayl