

20220502000178310
05/02/2022 01:37:51 PM
DEEDS 1/2

20 22-027

Send tax notice to: Mason H. Wolf, 866 Savannah Lane, Calera, AL, 35040

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, 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 **Two Hundred Fifty-One Thousand Five Hundred and No/100 (251,500.00) 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

Donnie E. McDaniel, a single man, whose mailing address is:

5100 Kempston CT SE Atlanta, GA 30339
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Mason H. Wolf, whose mailing address is:

866 Savannah Lane, Calera, AL 35040
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 866 Savannah Lane, Calera, AL, 35040 to-wit**

Lot 69, according to the Survey of Savannah Pointe Section II, Phase IV, as recorded in Map Book 29, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$257,284.00 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 29th day of April 2022.

Donnie E. McDaniel
Donnie E. McDaniel

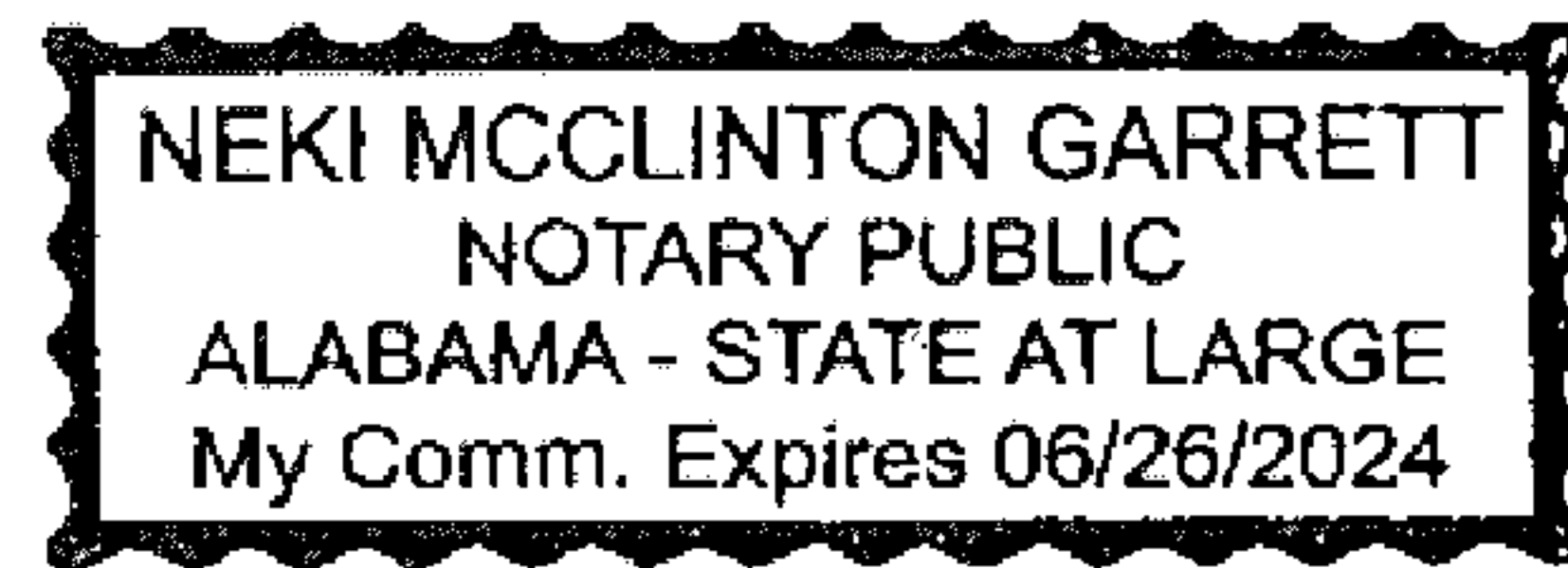
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donnie E. McDaniel**, 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, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April 2022.

Neki 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
05/02/2022 01:37:51 PM
\$26.00 JOANN
20220502000178310

Allie S. Bayl