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07/19/2022 02:10:15 PM
DEEDS 1/2

2022-042

Send tax notice to: Equity Trust Company Custodian FBO Damien Erwin IRA, 163 Tarocco, Irvine CA 92618

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 **One Hundred Seventy-Five Thousand and No/100 (175,000.00) 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

Linda Dugger, a single woman, whose mailing address is:

3718 Chalabye Walk, Hoover, AL 35226
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Equity Trust Company Custodian FBO Damien Erwin IRA, whose mailing address is:

163 Tarocco, Irvine, CA 92618
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 100 Little John Circle, Calera, AL 35040 to-wit**

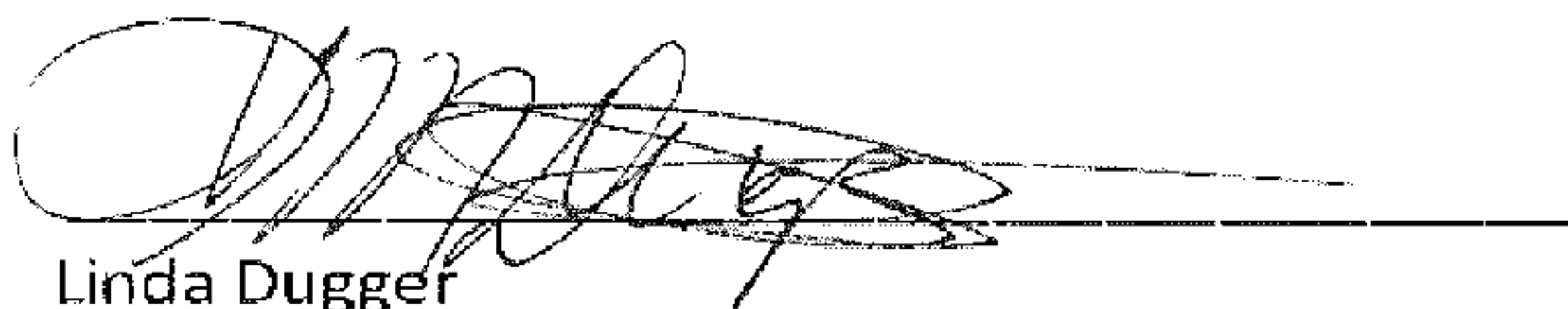
Lot 1, according to the Final Plat Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.

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 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 18 day of July 2022.


Linda Dugger

STATE OF ALABAMA
COUNTY OF JEFFERSON

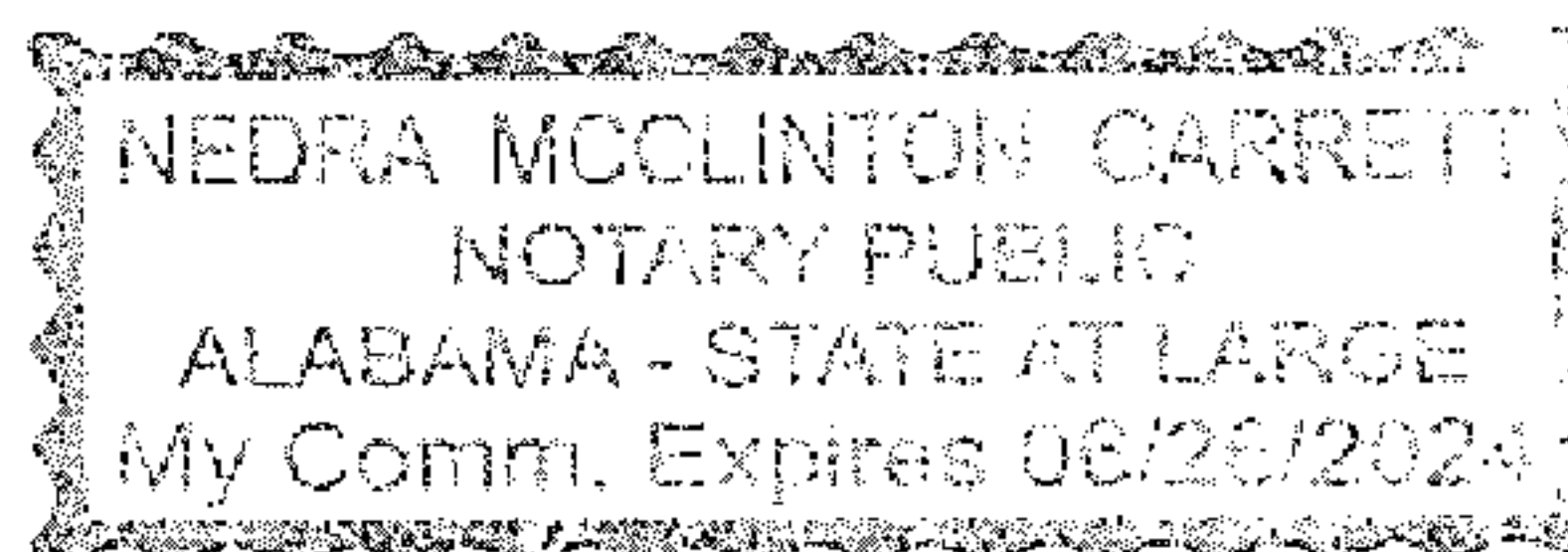
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda Dugger**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, she has executed the same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

Given under my hand and official seal this the 18 day of July 2022.



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
07/19/2022 02:10:15 PM
\$200.00 JOANN
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