

Send Tax Notice to:

Jessica Williams  
805 Rosebury Rd.  
Helena, AL 35080

This Instrument Prepared By:

Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-22-2630**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **NINETY FIVE THOUSAND AND 00/100 (\$95,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Nicholas S. Burke, a single man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1039 Hickory Ave, Niceville, FL 32578

by **Jessica Williams (herein referred to as "Grantee")**, whose mailing address is

805 Rosebury Road, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **507 Hillsboro Lane, Helena, AL 35080**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

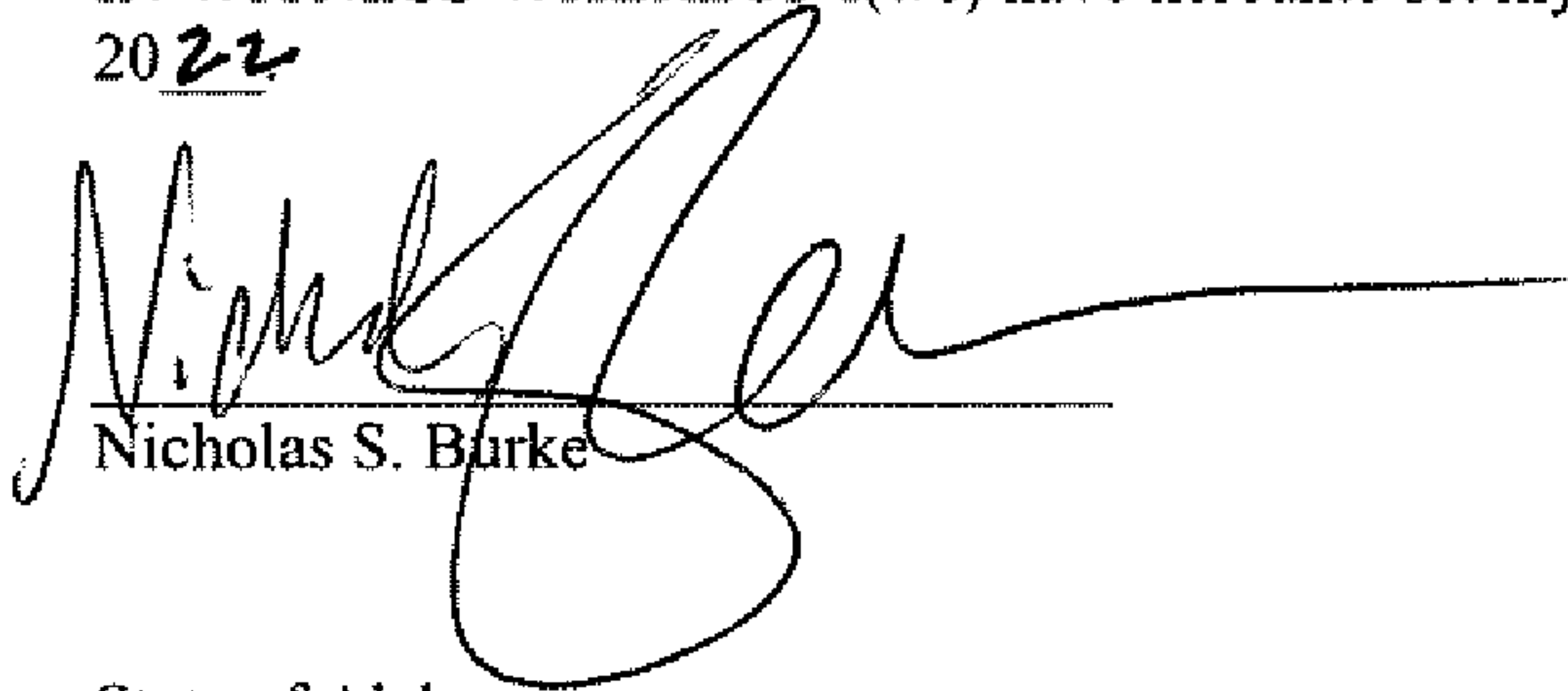
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

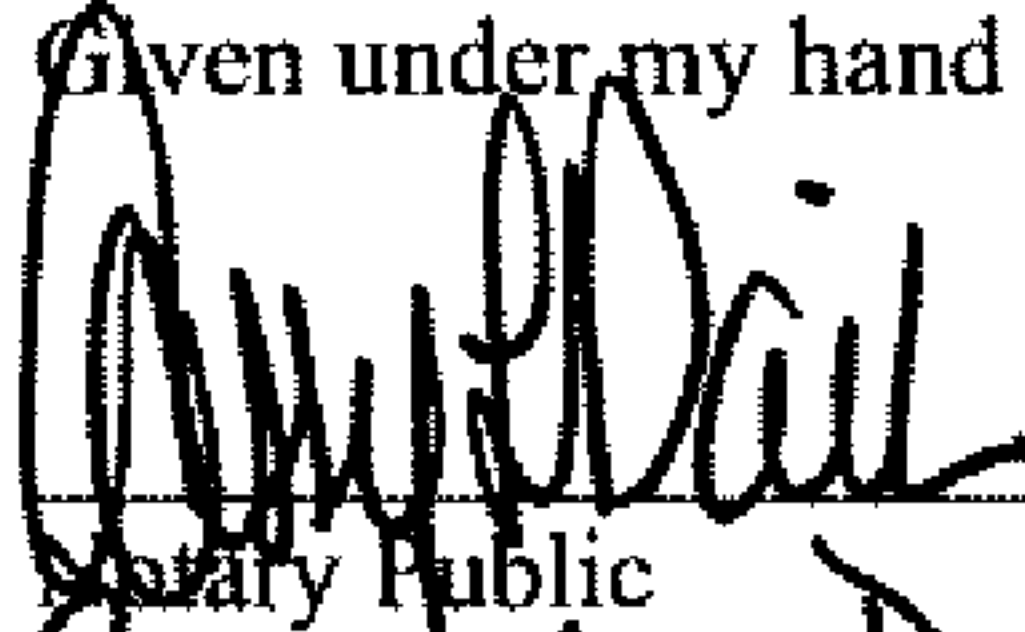
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 02 day of Sept., 2022

  
\_\_\_\_\_  
Nicholas S. Burke

State of Alabama  
County of Shelby

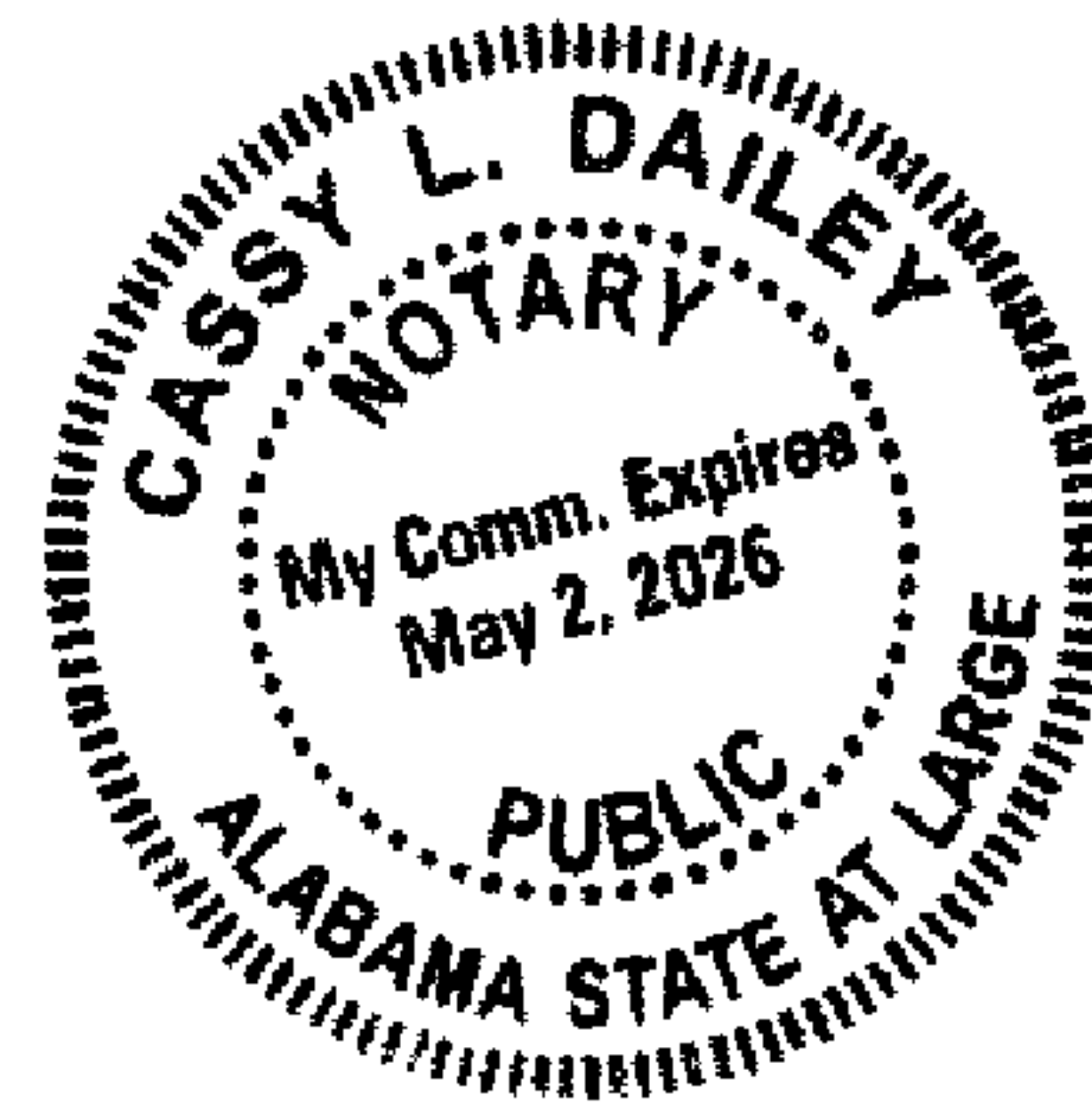
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicholas S. Burke**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 02 day of Sept., 2022.

  
\_\_\_\_\_  
Notary Public

Cassy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 1, Block 2, according to the Map of a Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 110 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/07/2022 11:45:03 AM**  
**\$123.00 PAYGE**  
**20220907000348730**

*Allie S. Boyd*