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09/15/2022 01:31:29 PM
DEEDS 1/2

2022-052

Send tax notice to: Deanna Mclean, 4125 Guilford Road, Birmingham, AL 35242

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 **Three Hundred Five Thousand and No/100 (305,000.00) 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

James W. Cofer and Joanne W. Cofer, husband and wife, whose mailing address is:

2131 Hidden Mill Run /Snellville, GA 30078

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

Deanna Mclean, whose mailing address is:

4125 Guilford Road, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 4125 Guilford Road, Birmingham, AL 35242 to-wit**

Lot 128-A, according to a Resurvey of Lots 125-129, Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 23, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$244,000.00 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 12th day of September 2022.

James Wendell Cofer
James W. Cofer

Joanne W. Cofer
Joanne W. Cofer

STATE OF ALABAMA
COUNTY OF JEFFERSON

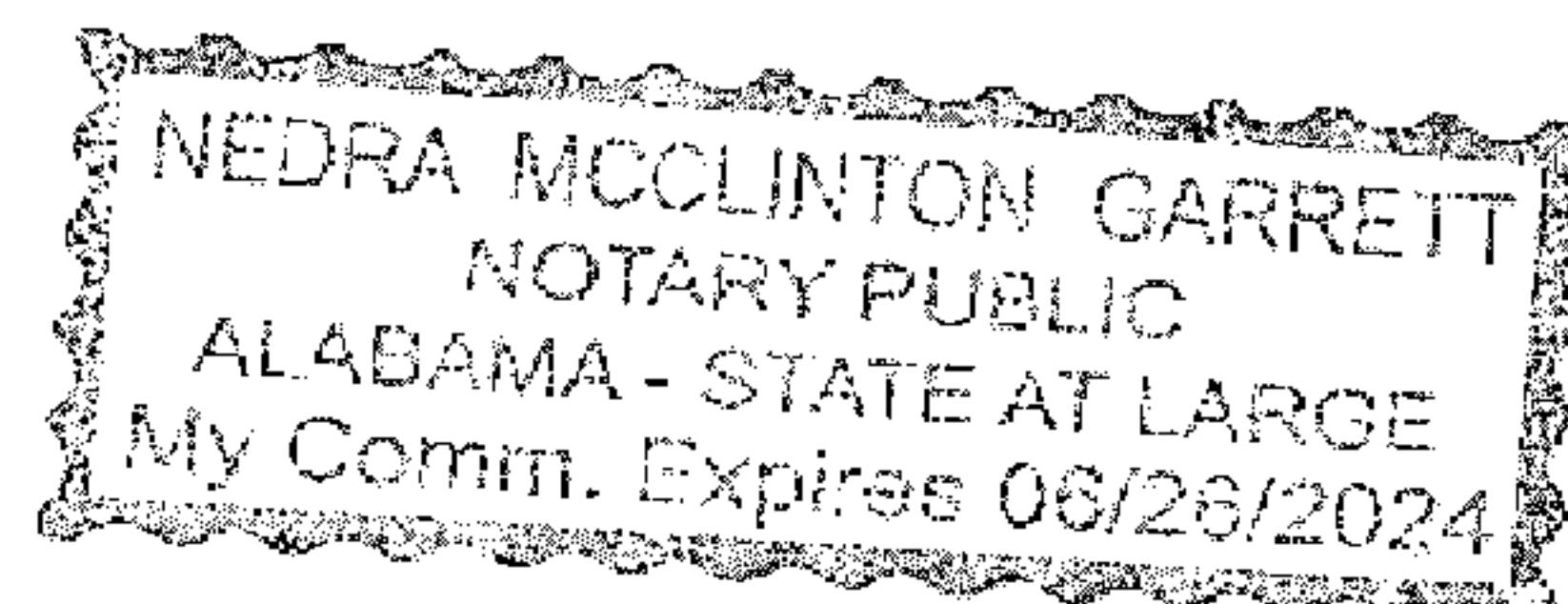
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James W. Cofer and Joanne W. Cofer**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of September 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
09/15/2022 01:31:29 PM
\$86.00 BRITTANI
20220915000358030

Allie S. Boyd