

THIS INSTRUMENT WAS PREPARED BY:

Morgan Duncan
101 Knoll Crest Circle
Homewood, Alabama 35209

SEND TAX NOTICE TO:

Tyler Duncan
500 Shades Crest Road
Hoover, Alabama 35226

General Warranty Deed



20230414000105100 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
04/14/2023 10:13:26 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

DATE: APRIL 5, 2023

ADDRESS: 2508 HAMILTON CIRCLE, PELHAM, ALABAMA, 35124

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$90,000.00, the receipt of which is hereby acknowledged, the undersigned John L. Jones, an individual above the age of 19, whose tax mailing address is 12825 Hwy 61 Wilsonville, AL 35186 (the "Grantor"), hereby remises, releases, grants, sells, and conveys a general warranty deed unto Tyler Duncan, an individual above the age of nineteen, whose tax mailing address is 500 Shades Crest Road, Hoover, Alabama 35226 (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Lot 212, according to the Survey of Chandalar South Fifth Sector, as recorded in Map Book 6, page 146, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this General Warranty Deed the day and year above written.

Signed in the presence of:

Witness signature

John L. Jones

Witness name

Shelby County, AL 04/14/2023
State of Alabama
Deed Tax: \$90.00

Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby



20230414000105100 2/2 \$115.00
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I Diane A. Thomas, a Notary Public in and for said County and State, hereby certify that John L. Jones, an individual above the age of nineteen, having signed this General Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this General Warranty Deed voluntarily and with lawful authority.

Given under my hand this 6 day of April, 2023

A handwritten signature in cursive script, appearing to read "Diane A. Thomas".

Notary Public for the State of Alabama

My commission expires: 3/28/26

