

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Janey Whitney
1900 Omaha Dr.
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, ALEX NELSON and CRISSA NELSON, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JANEY WHITNEY (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 65, according to the Survey of Dearing Downs, Ninth Addition, Phase I, as recorded in Map Book 11, page 87, in the Probate Office of Shelby County, Alabama.

All of the consideration is from a purchase money first mortgage filed simultaneously herewith.


Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our heirs, executors, and administrators covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns, forever against the lawful claims of all persons.

Dated this the 14th day of December, 2023.



ALEX NELSON




CRISSA NELSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALEX NELSON and CRISSA NELSON, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of December, 2023.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025

