

Send tax notice to:

MIKE MANTOOTH  
*152 Greenbriar Place*  
*Chelsea, AL 35043*

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2017682

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and 00/100 and 00/100 (\$30,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, USAMERIBANK, A CORPORATION, **whose mailing address is**

*P.O. Box 382826, BIRMINGHAM, AL 35238*

(hereinafter referred to as "Grantors") by MIKE MANTOOTH AND MELISSA MANTOOTH **whose mailing address is**

*152 Greenbriar Place, Chelsea AL 35043* (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 324, ACCORDING TO THE FINAL PLAT LAKEWOOD PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2017 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages
4. Right of way granted to Alabama Power Company recorded in Inst. No. 2006-5268

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.



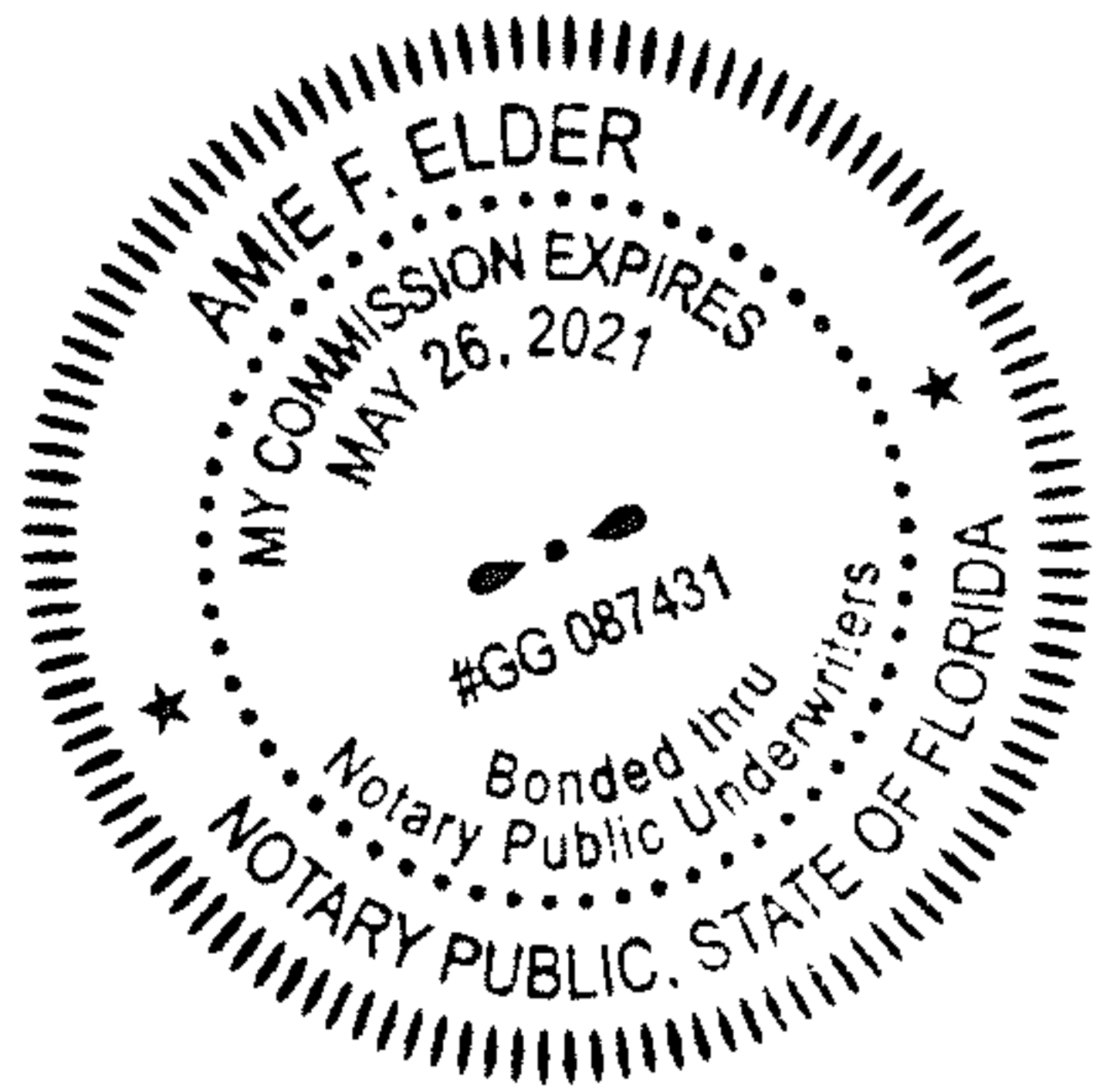
IN WITNESS WHEREOF, the said Grantor, USAMERIBANK, by MIKE CARTER, its VICE PRESIDENT OF SPECIAL ASSETS, who is 9<sup>th</sup> day of November, 2017.

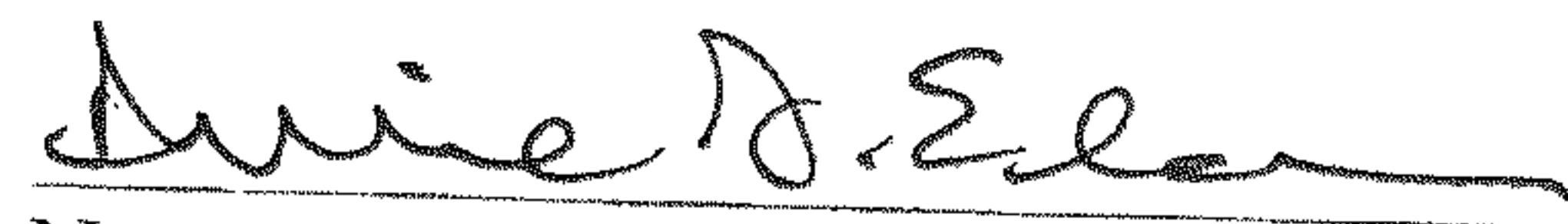
USAMERIBANK  
  
BY: MIKE CARTER  
ITS: VICE PRESIDENT OF SPECIAL ASSETS  
*SENIOR MC*

STATE OF Florida  
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MIKE CARTER, whose name as *SENIOR* VICE PRESIDENT OF SPECIAL ASSETS OF USAMERIBANK, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 9 day of November, 2017.



  
Notary Public  
Print Name: *Amie F. Elder*  
Commission Expires: *May 26, 2021*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/13/2017 10:18:59 AM  
\$48.00 CHERRY  
20171113000408490

