

Send tax notice to:
LAURA MATHIENY
475 FOOTHILLS PARKWAY
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017615

20171117000416500
11/17/2017 10:57:59 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, AMANDA S. MEACHAM and DERRICK MEACHAM, HUSBAND AND WIFE **whose mailing address** is: 530 Peach Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by LAURA MATHENY **whose property address** is: 475 FOOTHILLS PARKWAY, CHELSEA, AL, 35043 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the subdivision plat of Foothills Point, as recorded in Map Book 32, Page 33 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Foothills Point recorded in Map Book 32, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
4. Easement right-of-way to Alabama Power Company as recorded in Deed Book 127, Page 317.
5. Easement right-of-way to South Central Bell as recorded in Deed Book 320, Page 931 and Deed Book 336, Page 230.
6. Restrictive covenants as recorded in Instrument#20031223000824110.
7. Memorandum of Sewer Service Agreement regarding Foothills Point recorded t Instrument #20121102000422240

\$227,272.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

DERRICK MEACHAM AND DERRICK MEACHEM ARE ONE AND THE SAME PERSON

AMANDA S. MEACHAM AND AMANDA S. MEACHEM ARE ONE AND THE SAME PERSON

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16th day of November, 2017.


AMANDA S. MEACHAM

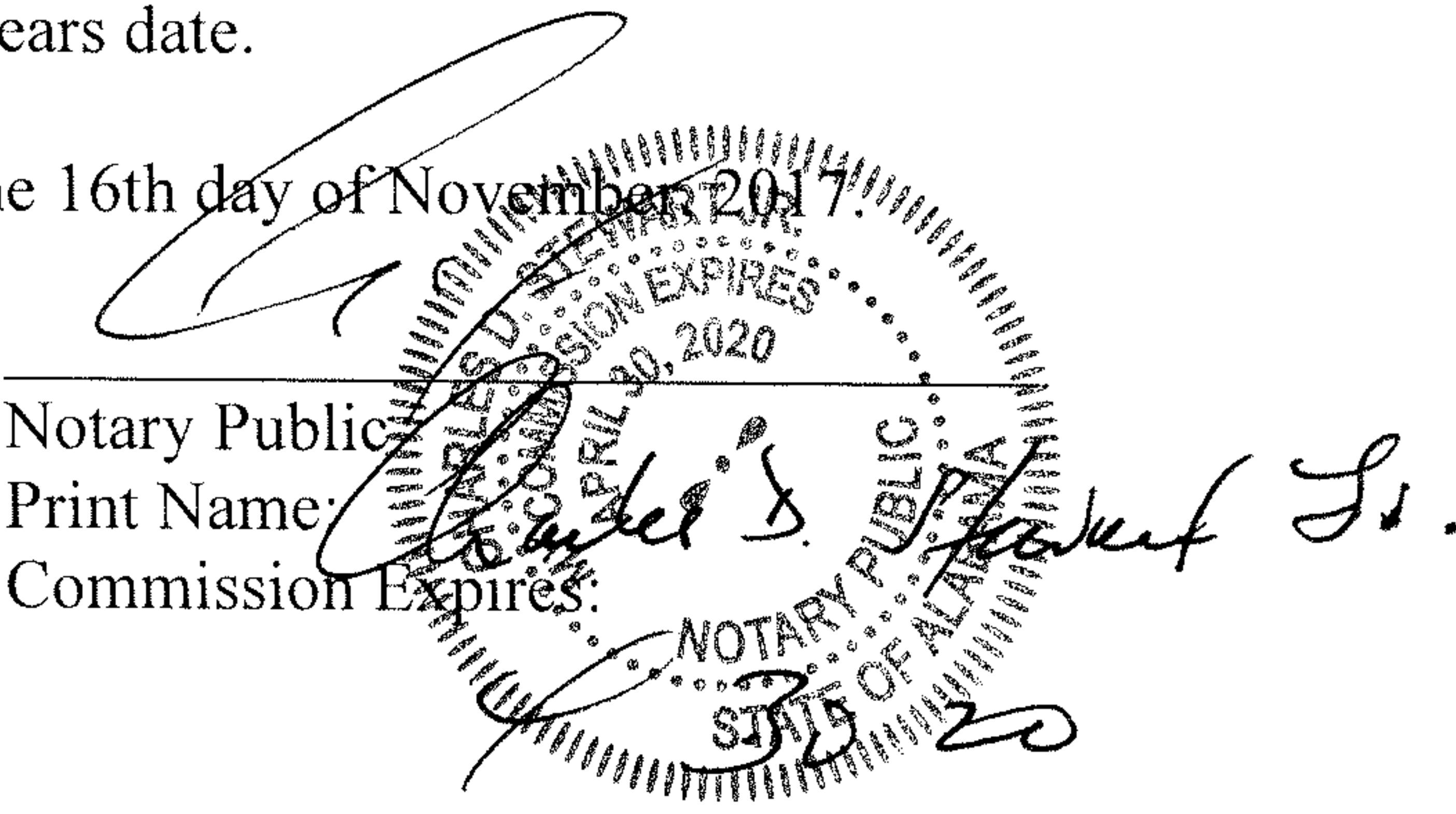

DERRICK MEACHAM

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 16th day of November 2017.

Notary Public
Print Name:
Commission Expires:


Charles S. Phares Esq.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2017 10:57:59 AM
\$19.00 CHERRY
20171117000416500

