

Send tax notice to:  
AMANDA MEACHAM  
530 REACH DR  
BIRMINGHAM, AL, 35242

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

2017616

**WARRANTY DEED**

**20171117000416750  
11/17/2017 12:15:02 PM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Six Thousand and 00/100 Dollars (\$166,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RANDALL S MCMILLAN, a single individual **whose mailing address** is: 501 Cotton Creek Drive Unit 1005, Gulf Shores, AL 36542 (hereinafter referred to as "Grantors") by AMANDA MEACHAM **whose property address** is: 530 REACH DR, BIRMINGHAM, AL, 35242 (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 54, according to the final record plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A and 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with the nonexclusive easement to use the common areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

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 or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 30, Page 58A & 588.
4. Easements, restrictions covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions, and Restrictions recorded in Instrument #2000-755; 1st amendment recorded as Inst.#2000-17136, 2nd amendment recorded in Inst. #2000-36696; 3rd amendment recorded in Inst.#2001-38328; 4th amendment recorded as Inst. #20020905000424180; 5th amendment recorded as Inst. #20021017000508250 and 6th amendment recorded as Inst. #20030716000450980 in the Probate Office of Shelby County, Alabama.

\$153,340.00 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. 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.

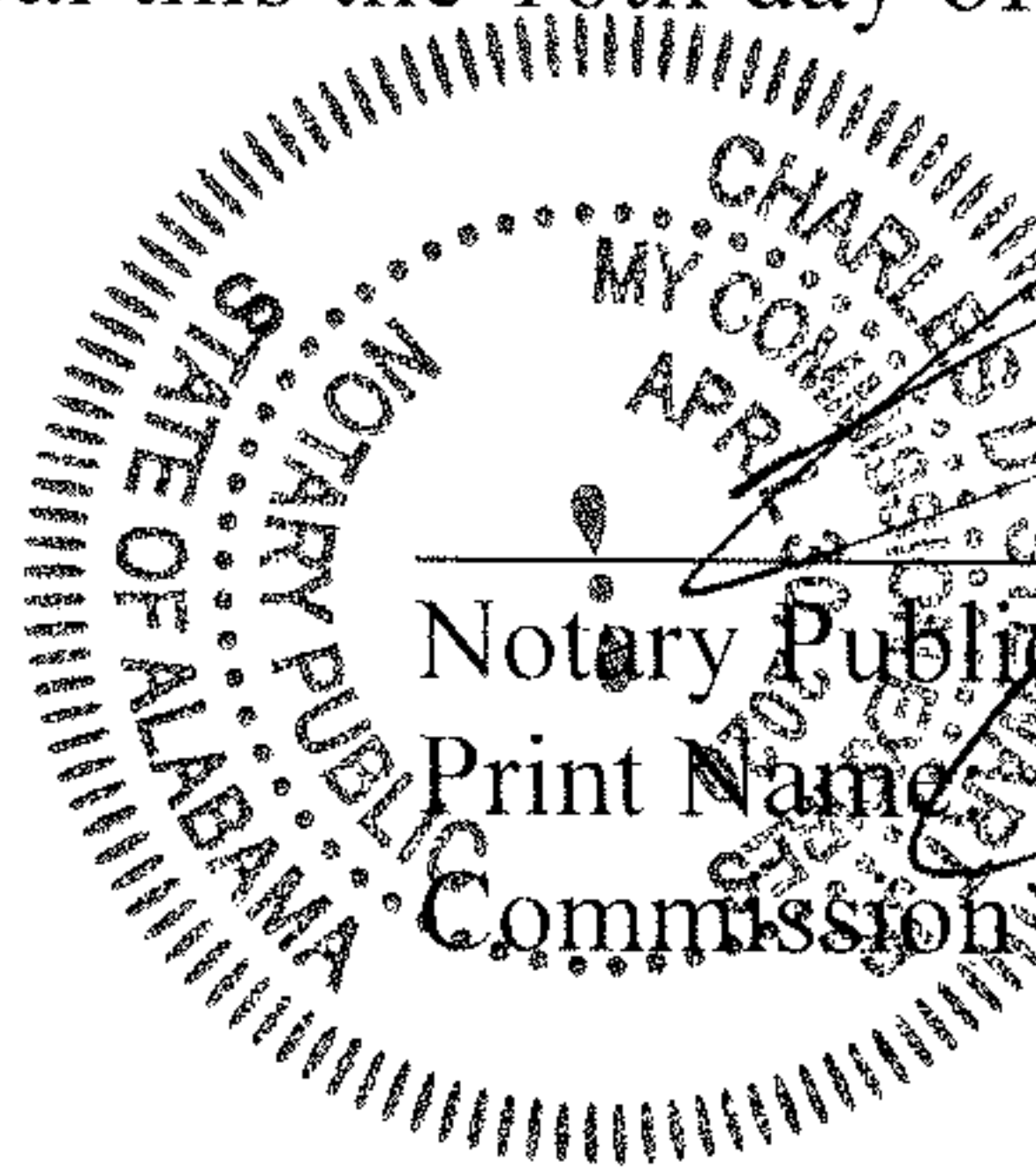
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16th day of November, 2017.

  
RANDALL S MCMILLAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL S MCMILLAN 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: Charles J Stewart  
Commission Expires: 30 20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/17/2017 12:15:02 PM  
\$31.00 CHERRY  
20171117000416750

