

20180601000193140
06/01/2018 01:46:40 PM
DEEDS 1/2

Send tax notice to:
WILLIAM B. MCGUCKEN
6091 EAGLE POINT CIRCLE
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

2018258

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars (\$332,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICAH H. MURPHY and MADISON C. MURPHY, husband and wife **whose mailing address** is: 1323 HWY 101; MONTEVALLO, AL 35115 (hereinafter referred to as "Grantors") by WILLIAM B. MCGUCKEN AND AMY L MCGUCKEN **whose property address** is: 6091 EAGLE POINT CIRCLE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 720, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

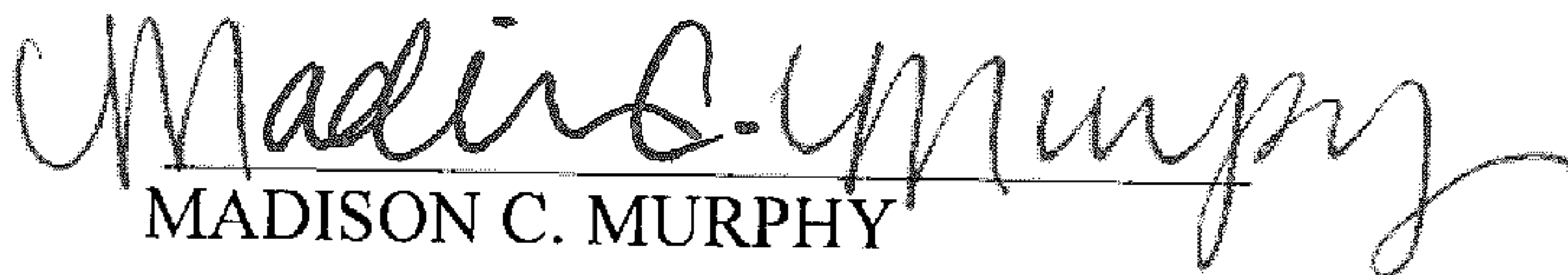
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 20, Page 18.
4. 30' building setback line on front of said lot as shown on recorded plat/map.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 1995, page 18658; Inst. #1996-33773; Inst. No. 1997-19417 and Inst. No. 2007-56846 in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company filed in Book 1997, Page 19417.

\$199,500.00 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 30th day of May, 2018.

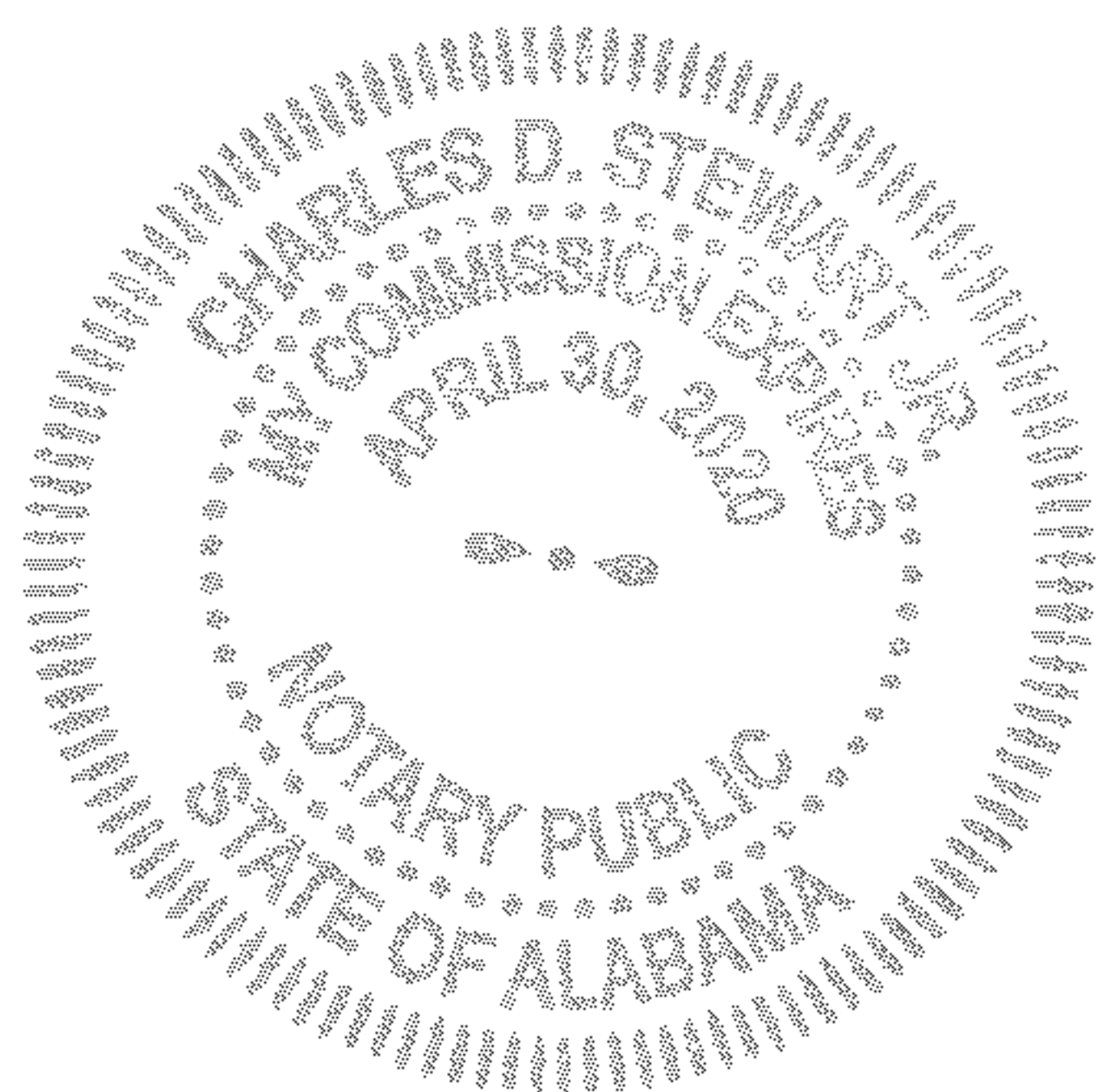

MICAH H. MURPHY

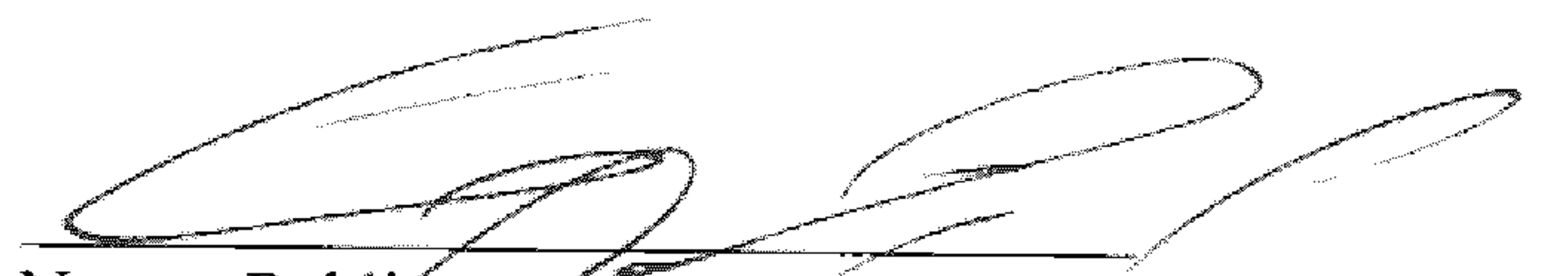

MADISON C. MURPHY

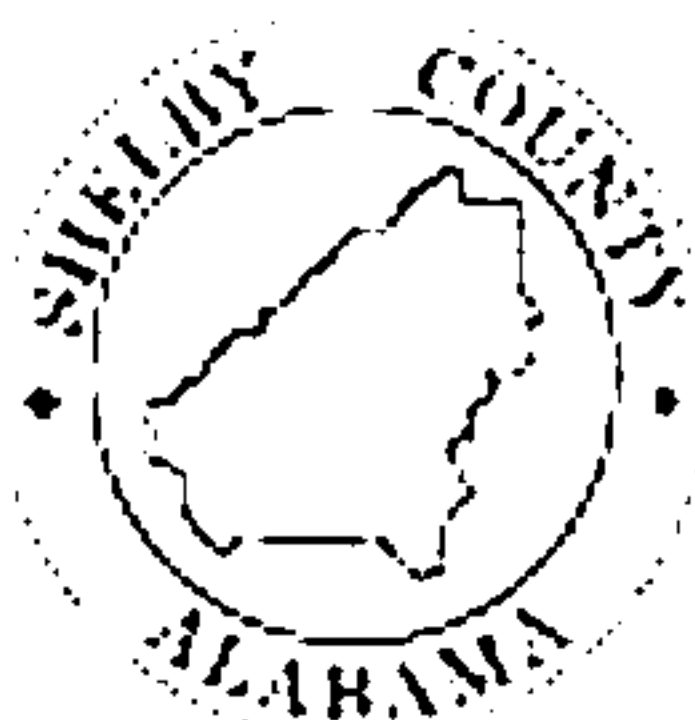
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICAH H. MURPHY and MADISON C. MURPHY 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 30th day of May, 2018.




Notary Public
Print Name: Charles D Stewart, Jr
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 01:46:40 PM
\$151.00 CHARITY
20180601000193140

