20240110000008600 01/10/2024 11:26:56 AM UCC1 1/3



\$6180.00		C FINANCING STATEMENT					
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5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative							
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	_		7.	6b. Check only if applicable and check only one box:			
Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility Agricultural Lien Non-UCC Filing							
7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor			Consignee/Consignor Seller/Buy	/er ∐ Bailee/Ba	ilor Licensee/Licen	sor	
8. OPTIONAL FILER REFERENCE DATA: \$6180.00 SHELBY County			SHELBY County				

INTERNATIONAL ASSOCIATION OF COMMERCIAL ADMINISTRATORS(IACA)

UCC	FINANCING STATEMENT ADDE	NDUM						
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OR	9b. INDIVIDUAL'S SURNAME							
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12. AD	DITIONAL SPACE FOR ITEM 4 (Collateral):							
13. 🛚	This FINANCING STATEMENT is to be filed [for record] (or	recorded) in the	14. This FINANC	CING STATEMEN	T: _			
	REAL ESTATE RECORDS (if applicable)		timber to be cut		covers as-ex	dracted collateral	is filed as a fixture filing	
15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):			16. Description SOURCE OF		- # 2022	09220003	366010 LEGAL DES	CRIPTION: SEE
			ATTACHED					
17 MIS	SCELLANEOUS:							
1911								

Please type or laser-print this form. Be sure it is completely legible. Read and follow all Instructions; use of the correct name for the Debtor is crucial.

20220922000366010 1/2 \$534.50 Shelby Cnty Judge of Probate, AL 09/22/2022 01:05:35 PM FILED/CERT

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, EULA JEAN MCLENDON, an unmarried woman, 7807 Wynlakes Blvd, Montgomery, AL 36117, and EULA JEAN MCLENDON, AS TRUSTEE OF THE MCLENDON FAMILY MANAGEMENT TRUST, dated January 27, 2017, 7807 Wynlakes Blvd Montgomery, AL 36117 (herein referred to as Grantors), do grant, bargain, sell and convey unto VICTOR L. LANIER and wife, KATLIN RAE LANIER, 324 Willow Crest Lane Hoover, AL 35244 (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13 and Lot 41, Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- 1. Restrictions, Covenants & Conditions recorded in Real 160, Page 495 and the Declarations of Protective Covenants of Southlake Crest recorded in Real Book 160, Page 495, Instrument 1993-30195, Instrument 1993-40742 and Instrument 1993-40743, Articles of Incorporation as recorded in Instrument 1993-30196 and Bylaws as recorded in Instrument 1993-30197 and Instrument 1993-22812 in the Probate Office of Shelby County, Alabama.
- 2. Transmission line permits to Alabama Power Company in Real Book 142, Page 184 and Real Book 149, Page 12.

Less and Except mineral/mining rights on such real property not owned by the Grantors.

Subject to easements, encumbrances, rights of way, covenants, encroachments, set-back lines, restrictions, *ad valorem* taxes for the current year, and agreements and all other matters of record which are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

Property Address: 317 & 324 Willow Crest Lane Hoover, AL 35244

Tax Assessed Value: \$508,500.00

Grantor, Eula Jean McLendon, individually, conveys her life estate retained in that certain deed recorded at Instrument Number 2017120500043564.

William M. McLendon, Sr., departed this life on or about April 3, 2020.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Shelby County, AL 09/22/2022 State of Alabama Deed Tax: \$508.50



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2024 11:26:56 AM
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