

5/9/00

20110707000196170 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/07/2011 10:04:06 AM FILED/CERT

This instrument prepared by:

Send tax notice to:

Charles L. Sparks, Esq.
2700 Highway 280, Suite 245-E
Birmingham, Alabama 35223

Herman McCulley
232 Crest Lake Drive
Birmingham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by Stanley K. McCulley, to the undersigned Grantors, Herman McCulley, and Mary A. McCulley, husband and wife, the receipt and sufficiency of which are hereby acknowledged, do by these presents, hereby grant, bargain, sell, and convey unto Herman McCulley, wife, Mary A. McCulley, and Stanley K. McCulley, said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto said Grantees, their heirs and assigns forever; subject however to the following:

1. Current ad valorem taxes.
2. Transmission line permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed Book 129, Page 572, and Deed Book 219, Page 734, in said Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, Page 12, in said Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294, in said Probate Office.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160, Page 495, and as Instrument #1993-30195, Instrument #1993-40742, Instrument #1993-40743, and Instrument #1993-22812 in said Probate Office.
6. Restrictions for land use as set out in Real 160, Page 492, in said Probate Office.
7. Building setback lines and public utility easements as shown by recorded plat.
8. Articles of Incorporation of Southlake Crest Residential Association, Inc., as recorded as Instrument #1993-30196 in said Probate Office.
9. ByLaws of Southlake Crest Residential Association, Inc., as recorded as in Instrument #1993-30197, in said Probate Office.
10. Easements, restrictions, covenants, reservations and rights-of-way of record.

Grantors do for themselves, their respective heirs, executors, administrators and assigns, covenant with Grantees, their respective heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their respective heirs, executors, and assigns shall warrant and defend the same to Grantees, their respective heirs, executors, and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 9 day
of June, 2011.

Herman McCulley
Herman McCulley – Grantor

Mary A. McCulley
Mary A. McCulley - Grantor

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, hereby certify that Herman McCulley and wife, Mary A. McCulley, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 9 day of JUNE, 2011.

[SEAL]

T.J. Skinner
Notary Public

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Mar 31, 2014
BONDED THROUGH NOTARY PUBLIC LIABILITY INSURANCE

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax: \$10.00