

Send tax notice to:
JASON MATTHEW MCCASLIN
1617 KEENELAND DRIVE
HELENA, AL 35080

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

2015468

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixteen Thousand Five Hundred and 00/100 Dollars (\$216,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, PERRY H. POPE and PAMELA F. POPE, HUSBAND AND WIFE whose mailing address is 491 OXFORD WAY, PELHAM, AL 35124 (hereinafter referred to as "Grantors") by JASON MATTHEW MCCASLIN and ANNA W. MCCASLIN whose mailing address is: 1617 KEENELAND DRIVE, HELENA, AL, 35080 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 39, ACCORDING TO THE SURVEY OF DEARING DOWNS, TENTH ADDITION, AS RECORDED IN MAP BOOK 14, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN REAL 315 PAGE 985.
3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHT, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL BOOK 369 AT PAGE 787.
5. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS SET FORTH IN REAL VOLUME 333 AT PAGE 148.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN REAL VOLUME 377 AT PAGE 416.

\$194,850.00 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 July, 2015.

Perry H. Pope
PERRY H. POPE

Pamela F. Pope
PAMELA F. POPE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PERRY H. POPE and PAMELA F. POPE 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 July, 2015.

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *7-30-16*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/31/2015 10:44:59 AM
\$39.00 CHERRY
20150731000263260

[Signature]