

Send tax notice to:
THEODORE W. BROWN
2311 SPRING IRIS DRIVE
HOOVER, AL 35244

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

2015521

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Eight Thousand and 00/100 Dollars (\$358,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, TIMOTHY J. MCCOY AND EILEEN B. MCCOY, CO-TRUSTEES OF THE MCCOY LIVING TRUST, DATED SEPTEMBER 26, 2008 whose mailing address is: 808 Crowne Reserve Drive, Hoover AL 35244 (hereinafter referred to as "Grantors") by THEODORE W. BROWN and STEPHANIE S. BROWN whose mailing address is: 2311 SPRING IRIS DRIVE, HOOVER, AL, 35244 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 2430, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 24TH ADDITION, AS RECORDED IN MAP BOOK 10, PAGE 64, IN THE OFFICE OF THE JUDGE OF PROBATE 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. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS SHOWN BY INSTRUMENTS RECORDED IN REAL VOLUME 130, PAGE 585 AND RESTRICTIVE COVENANTS PERTAINING THERETO AS RECORDED IN REAL VOLUME 126, PAGE 128.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL VOLUME 133, PAGE 616.
4. RESTRICTIONS APPPEARING OF RECORD IN MISC. BOOK 14, PAGE 536; MISC. BOOK 17, PAGE 550, AND MISC BOOK 34, PAGE 549.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED VOLUME 127, PAGE 40.
6. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
7. RELEASE OF DAMAGES RECORDED IN REAL VOLUME 128, PAGE 302.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN ON RECORDED MAP.

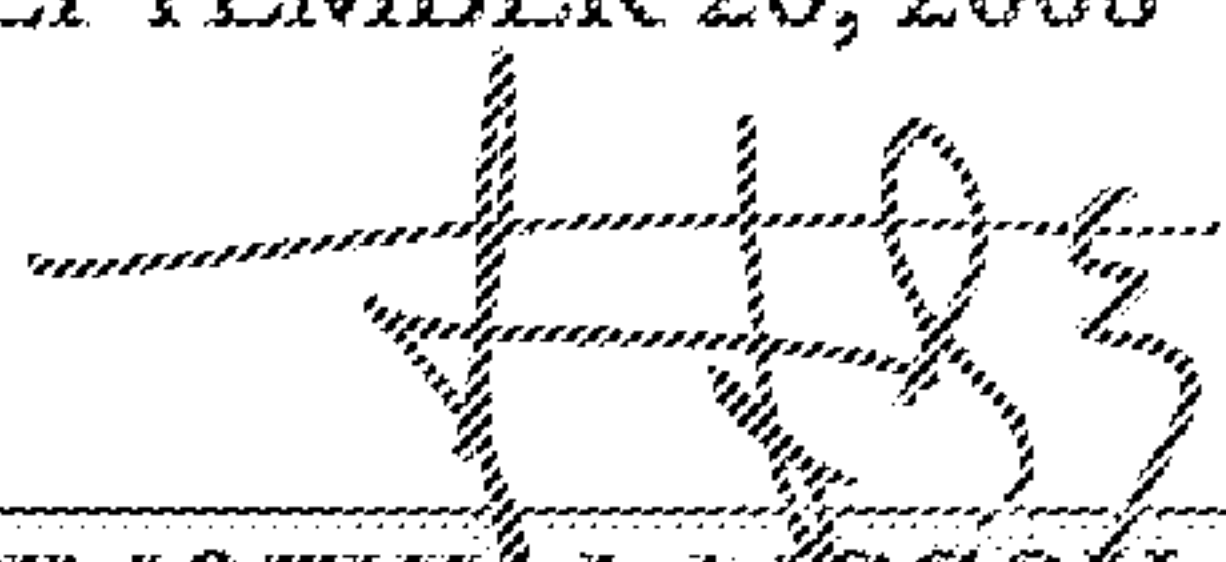
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN
INSTRUMENT RECORDED IN REAL VOLUME 128, PAGE 302.

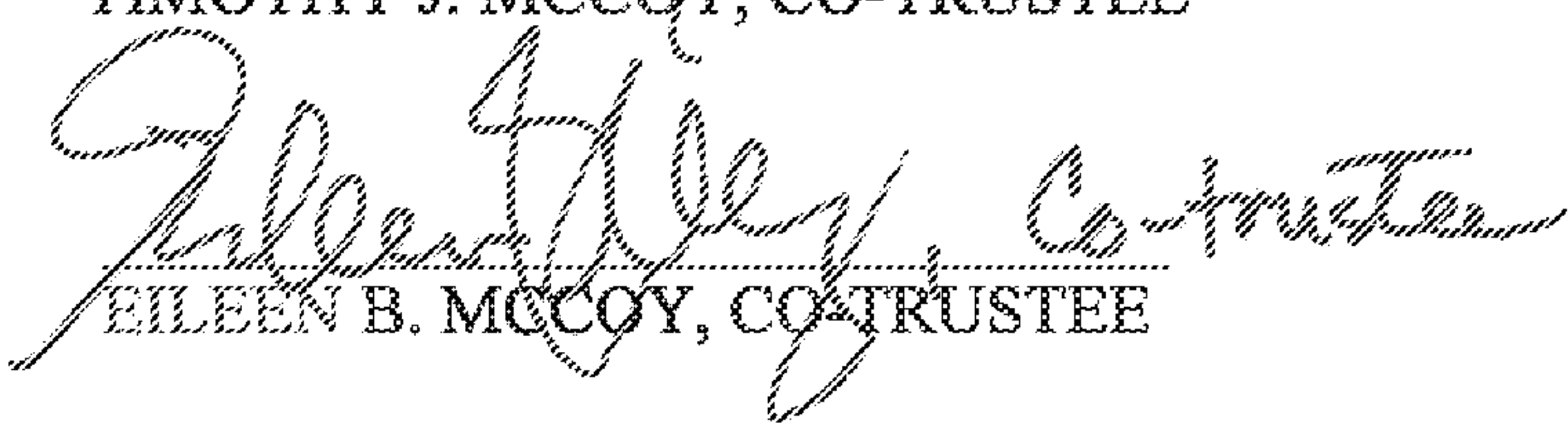
\$286,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

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, Grantor, TIMOTHY J. MCCOY AND EILEEN B.
MCCOY, CO-TRUSTEES OF THE MCCOY LIVING TRUST DATED SEPTEMBER
26,2008, who are authorized to execute this conveyance, has hereunto set its signature and
seal on this the 28th day of August, 2015.

THE MCCOY LIVING TRUST, DATED
SEPTEMBER 26, 2008

 CO-TRUSTEE
TIMOTHY J. MCCOY, CO-TRUSTEE

 CO-TRUSTEE
EILEEN B. MCCOY, CO-TRUSTEE



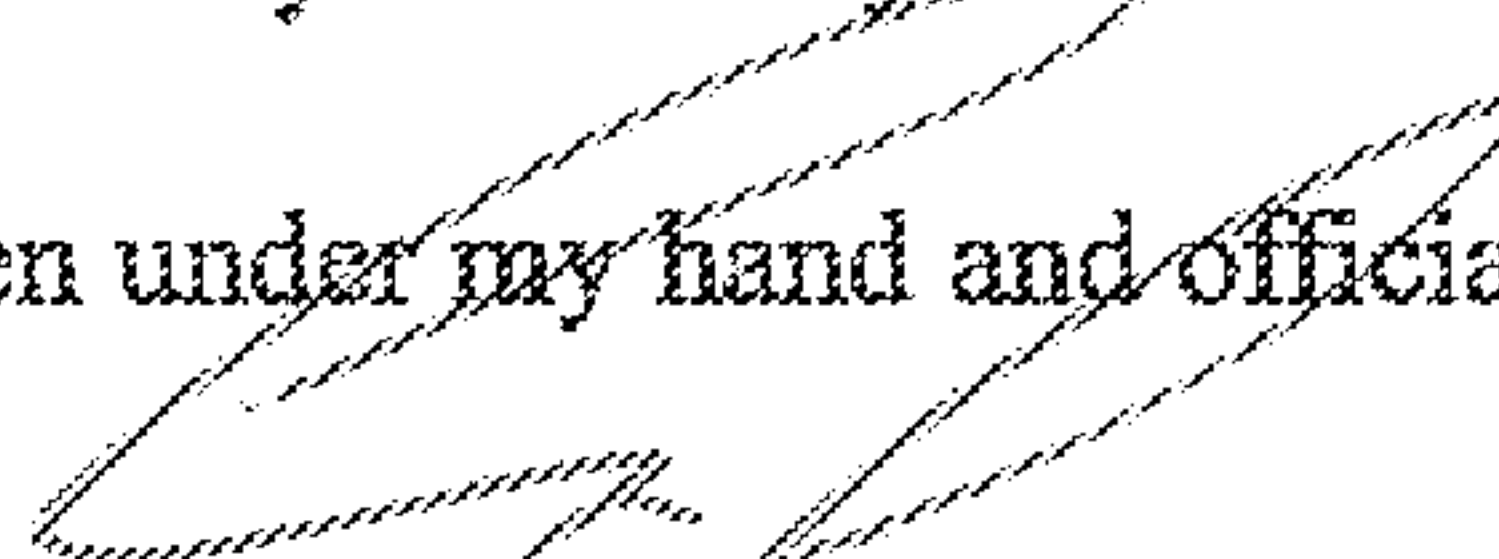
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2015 03:10:28 PM
\$89.00 CHERRY
20150831000303760



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
TIMOTHY J. MCCOY AND EILEEN B. MCCOY as CO-TRUSTEES OF THE
MCCOY LIVING TRUST, DATED SEPTEMBER 26, 2008 are known to me,
acknowledged before me on this day, that, being informed of the contents of the
conveyance they, in their capacity as Trustees and with full authority executed the same
voluntarily on the day the same bears date as the act of and on behalf of Trust.

Given under my hand and official seal on 28th day of August, 2015.


Notary Public

My Commission Expires: 

