

Send tax notice to:
THOMAS GARVEY
104 HEATHER RIDGE DRIVE
PELHAM, AL 35124

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

2015766

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BRIAN D. MCKEE, a single individual and KEVIN D. MCKEE, a married man whose mailing address is: 414 EAST COLLEGE STREET, COLUMBIANA, AL 35051 (hereinafter referred to as "Grantors") by THOMAS J. GARVEY whose mailing address is: 104 HEATHER RIDGE DRIVE, PELHAM AL, 35124 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Survey of Heather Ridge, as recorded in Map Book 17, Page 22, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1993-8779 AND INST. NO. 1994-1191.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCULDING RELEASE OF DAMAGES.

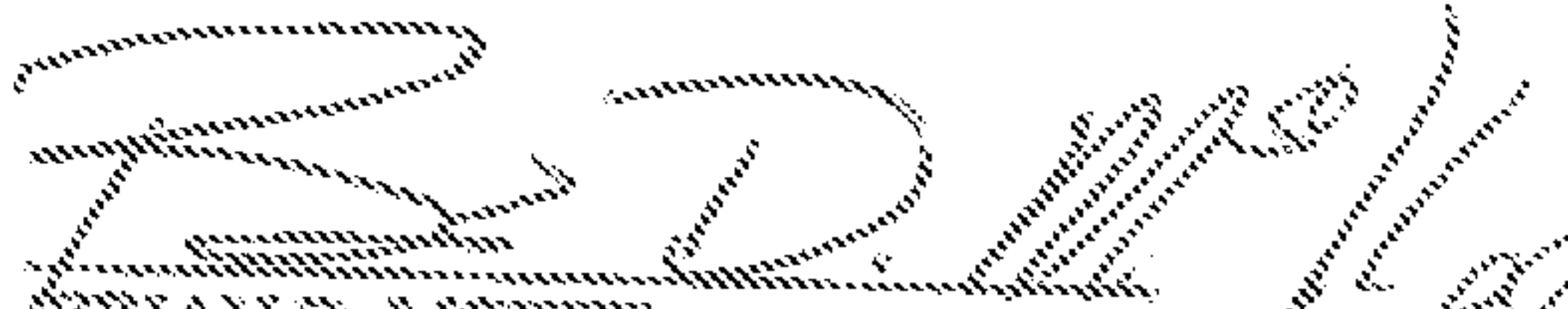
\$ 206,196.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR SPOUSE AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

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 5 day of January, 2016.

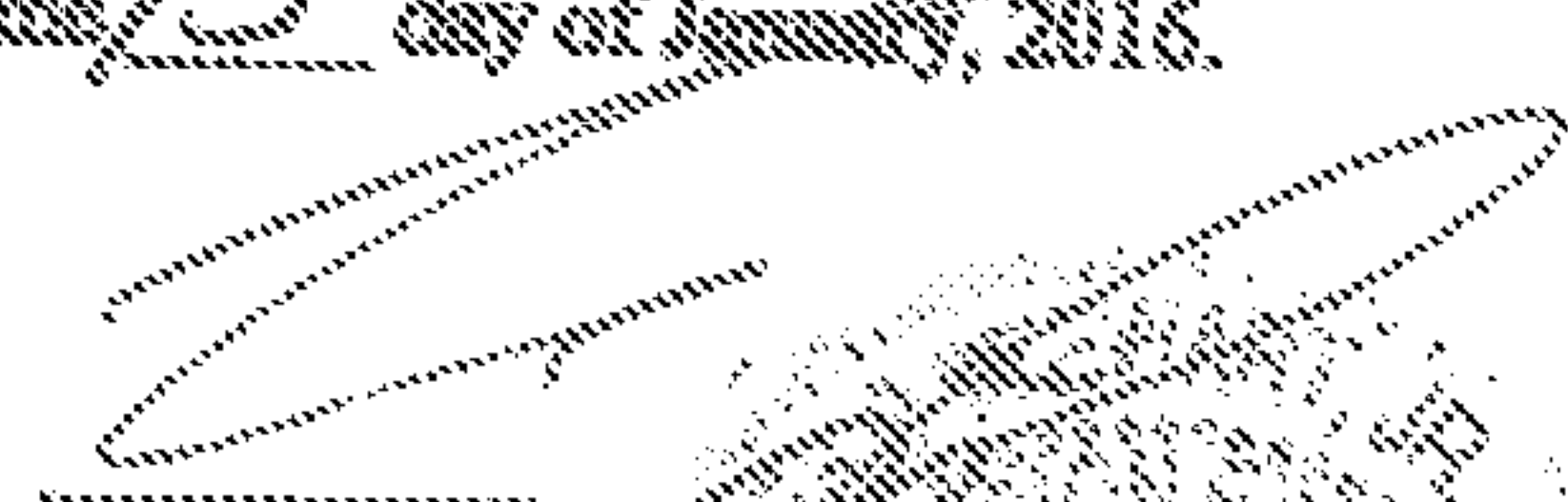

BRIAN D. MCKEE


KEVIN D. MCKEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that KEVIN D. MCKEE 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.

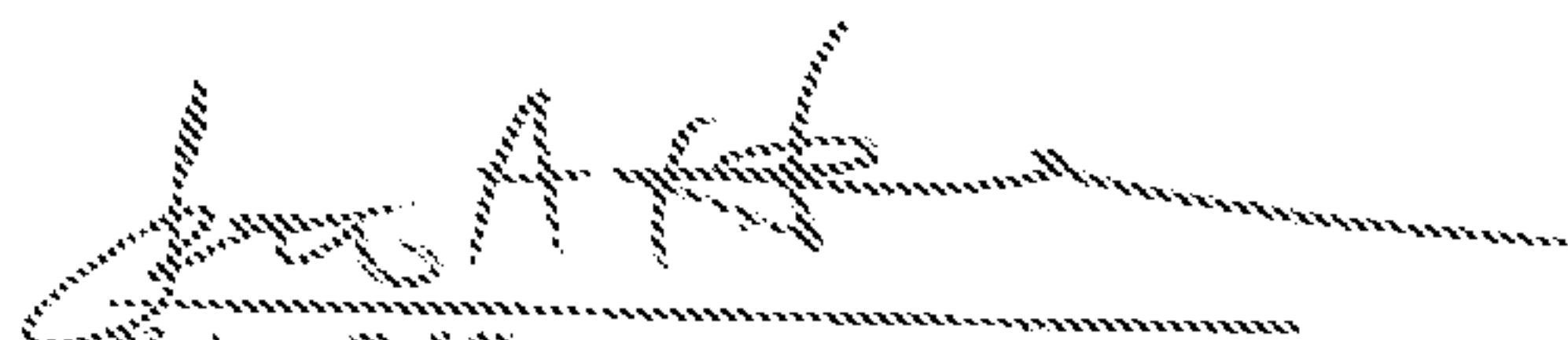
Given under my hand and official seal this the 5th day of January, 2016.

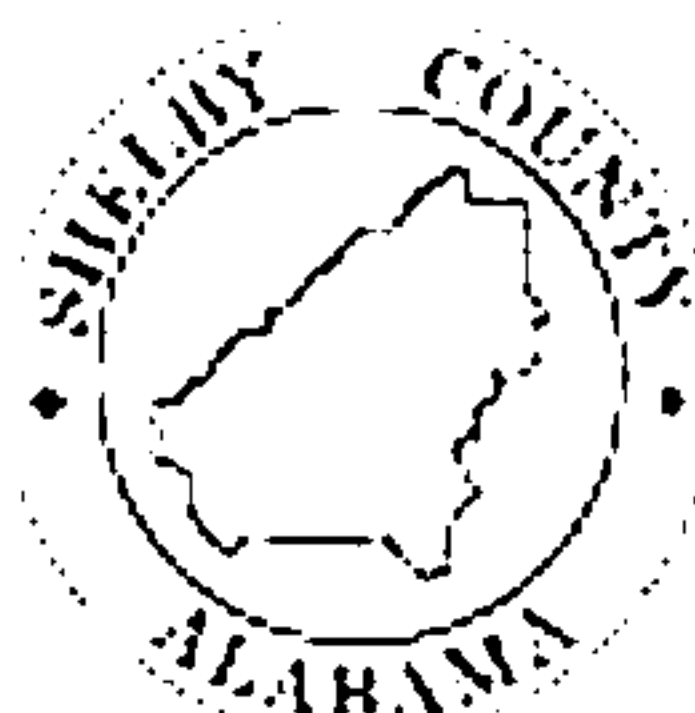
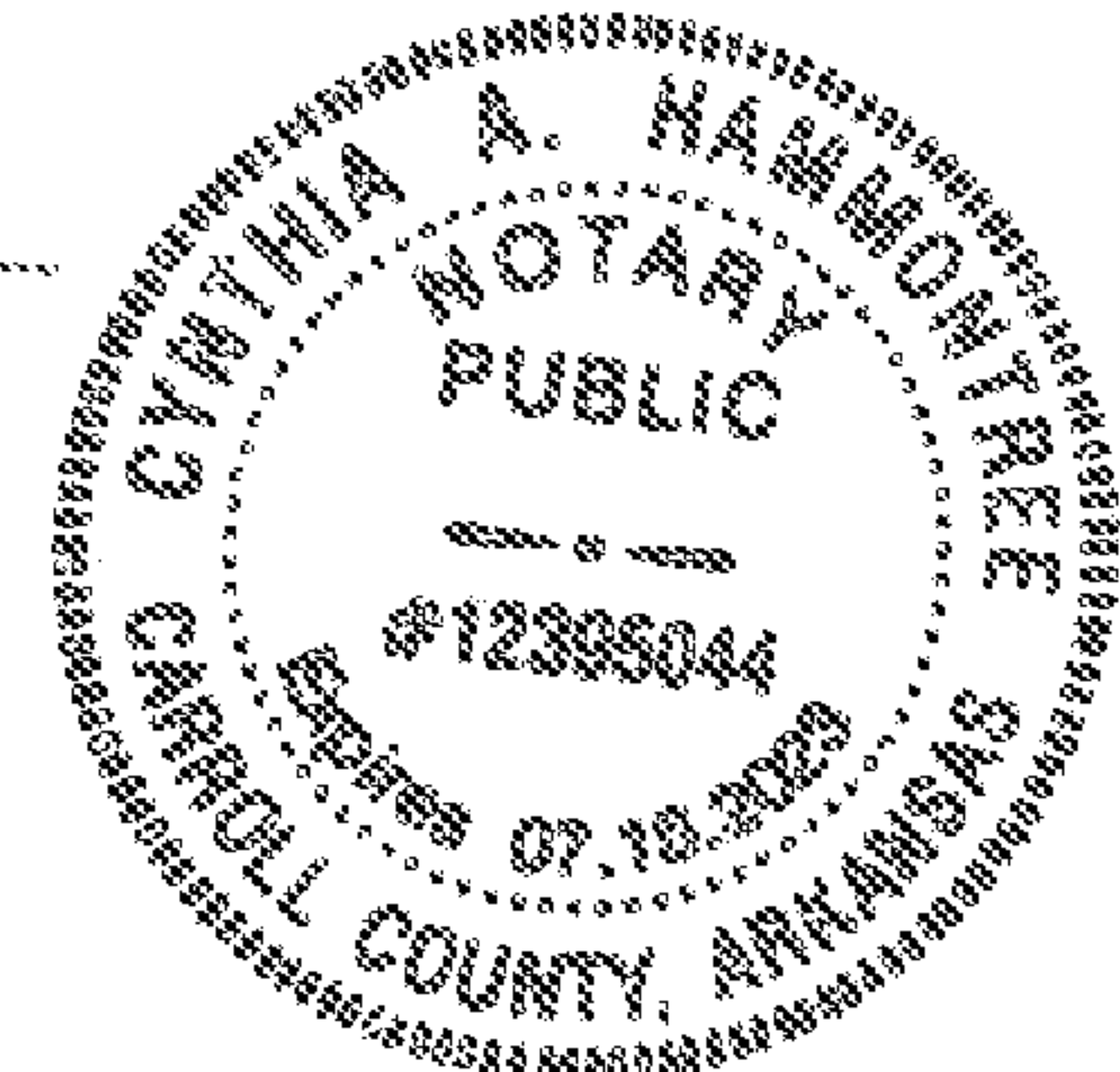

Notary Public
Print Name:
Commission Expires:

STATE OF ARKANSAS
COUNTY OF BEDFORD

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that BRIAN D. MCKEE whose name is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 5th day of JANUARY,
2016.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/13/2016 01:07:20 PM
\$21.00 CHERRY
20160113000013050

