

20160525000179270
05/25/2016 02:37:29 PM
DEEDS 1/2

Send tax notice to:
MICHELLE R. MATHEWS
104 CHESSER LANE
CHELSEA, AL 35043

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

2016263

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and 00/100 Dollars (\$172,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KEVIN T. MULROONEY AND AMY MULROONEY, HUSBAND AND WIFE whose mailing address is: 237 Arbor Court, Shesha AL 35147 (hereinafter referred to as "Grantors") by MICHELLE R. MATHEWS whose property address is: 104 CHESSER LANE, CHELSEA, AL, 35043 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 18, according to the Survey of the Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, 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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP
3. RESTRICTIONS APPEARING OF RECORD IN COTTAGES OF CHESSER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT NO. 20040511000249910, AND ALL AMENDMENTS THERETO.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 124, PAGE 45
5. EASEMENTS, RIGHTS AND PRIVILEGES IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20030612000368390
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 69, PAGE 177.
7. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 20030429000262650.
8. DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT 20040615000322690.
9. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20040910000504210

\$168,884.00 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 23rd day of May, 2016.



KEVIN T. MULROONEY

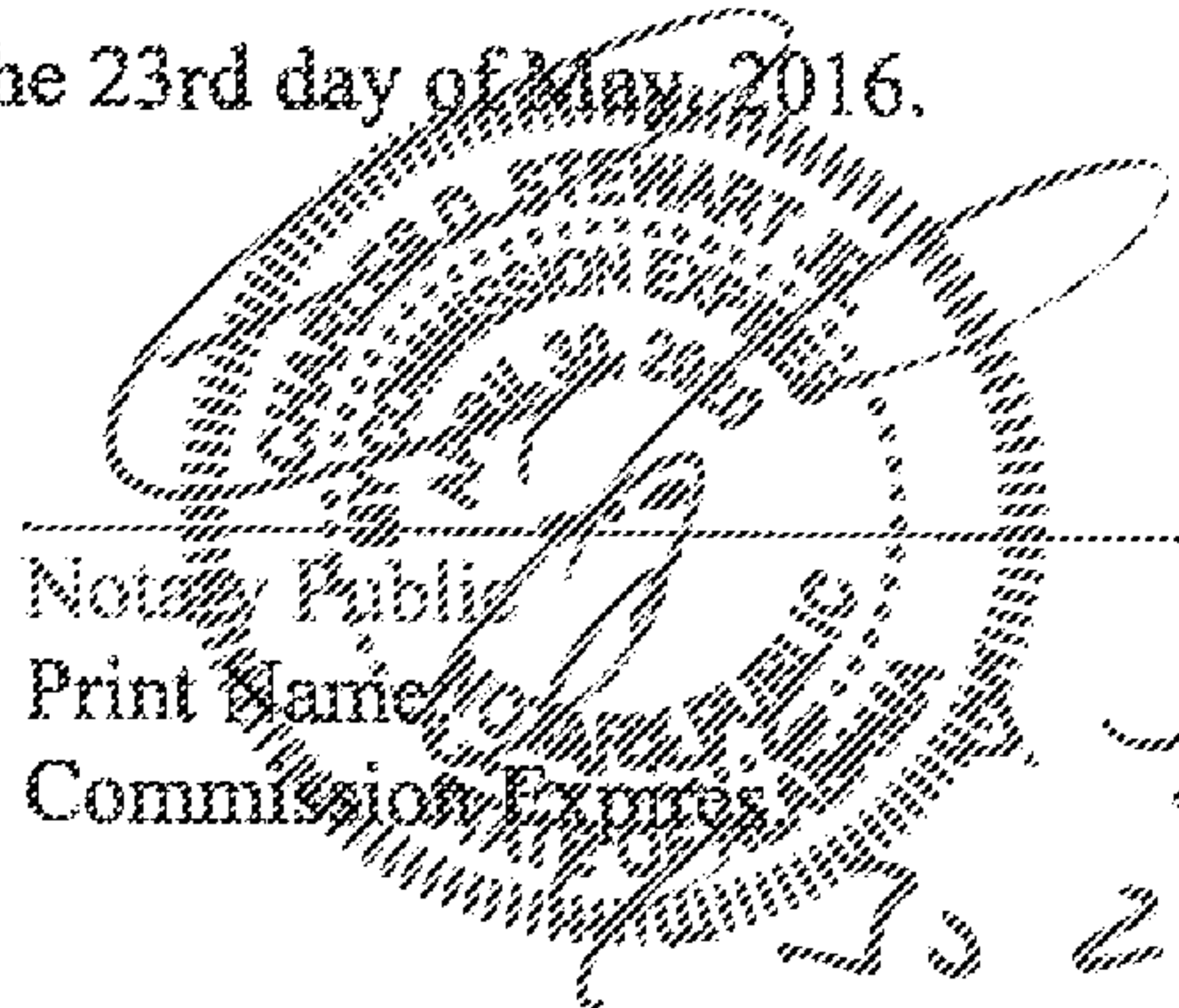


AMY MULROONEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN T. MULROONEY AND AMY MULROONEY 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 23rd day of May, 2016.



Notary Public
Print Name: Charles S. Spivey
Commission Expires: 5/2/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/25/2016 02:37:29 PM
\$20.50 CHERRY
20160525000179270

