

Send tax notice to:
WILLIAM MURRAY LEGG II
1512 SHELBY FOREST 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

2016338

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Two Thousand and 00/100 Dollars (\$142,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL SEAN HYRE, a Single Individual and DIANNA R. HYRE, a single individual **whose mailing address** is: 635 WALDEN GLEN LANE, EVANS, GA 30809 (hereinafter referred to as "Grantors") by WILLIAM MURRAY LEGG II **whose property address** is: 1512 SHELBY FOREST 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 421, according to the Survey of Shelby Forest Estates, 4th Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama.

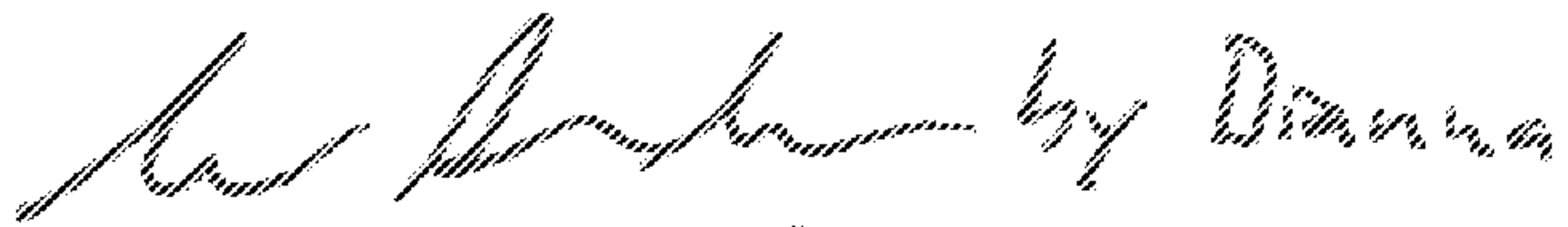
SUBJECT TO:

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, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN INSTRUMENT #2000-5521.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 299, PAGE370 AND INSTRUMENT #1998-34347.

\$137,740.00 and \$4,260.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF MORTGAGE LOANS.

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 1st day of July, 2016.


Renée Hyre his Attorney in Fact
MICHAEL SEAN HYRE BY DIANNA
RENEE HYRE HIS ATTORNEY IN
FACT


DIANNA R. HYRE

STATE OF ALABAMA
COUNTY OF SHELBY

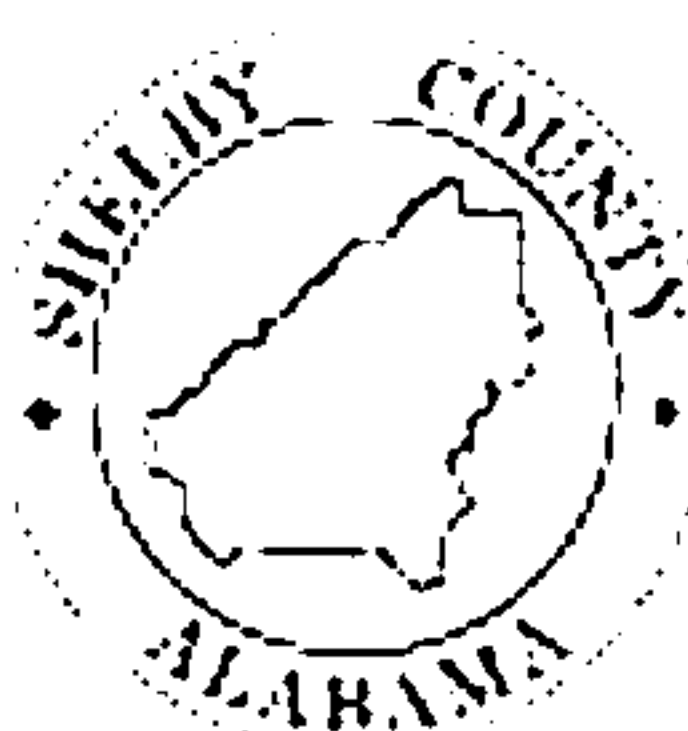
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify DIANNA R. HYRE, individually, and as DIANNA RENEE HYRE, Attorney in Fact for MICHAEL SEAN HYRE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, individually and in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 1ST day of July, 2016.


Notary Public

My Commission Expires:

4-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2016 03:11:14 PM
\$19.00 CHERRY
20160706000235020

