

Send tax notice to:
DARLA L. MCMULLEN
132 STRATFORD CIRCLE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2016358

WARRANTY DEED

20160713000243540
07/13/2016 12:40:20 PM
DEEDS 1/2

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, RANI ADELLE SMITH, DEVISEE, UNDER THE ESTATE OF REDDEN CLAYTON HICKS, JR., PROBATE CASE NO. PR-2007-000646 BY CLAYTON C. SMITH, AS ATTORNEY IN FACT, AS SHOWN BY THE POWER OF ATTORNEY, RECORDED IN INSTRUMENT NO. 20160713000243120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA **whose mailing address** is: 201 W WILLOW CIRCLE, CALERA, AL 35040 (hereinafter referred to as Grantors) in hand paid by DARLA L. MCMULLEN and LARRY R. MCMULLEN **whose property address** is: 132 STRATFORD CIRCLE, PELHAM, AL 35124 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 27, ACCORDING TO THE MAP AND SURVEY OF STRATFORD PLACE, PHASE V, AS RECORDED IN MAP BOOK 15, PAGE 81, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Easements, and building lines s shown on recorded map(s), including but not limited to any notes, conditions and restrictions.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 551 and Real Book 127, Page 63.
4. Water and sewer easement to the City of Pelham as recorded in Real Book 111, Page 673.
5. Restrictions appearing of record in Declaration of Protective Covenants of Phase V Stratford Place as recorded in Book 372, Page 28; being superseded and replaced by Declaration as recorded in Instrument No. 2004081300045500 and superseded and replaced by Declaration filed in Instrument No. 20150921000329700.
6. Terms and Conditions, Restrictions and Limitations as set out in By laws of Stratford Homeowner's Association, Inc. as recorded in Instrument No. 2015921000329710 and re-recorded in Instrument No. 20160229000063180.
7. Underground electric service agreement in favor of Alabama Power Company as recorded in Book 364, Page 394.
8. Title to all minerals within and underlying the property, together with all l mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 6 Page 22 and any damages relating to the exercise of such rights or the extraction of such minerals.
9. Right(s) of way to Shelby County, as recorded in Deed Book 135, Page 364.
10. Subject to a 30 foot right of way easement as conveyed in Deed Book 223, Page 991.

- 10. Subject to a 30 foot right of way easement as conveyed in Deed Book 223, Page 991.
- 11. Right of way granted to Alabama Power Company by instrument(s) recorded in Real 333, Page 110.

\$163,440.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, THE ESTATE OF REDDEN CLAYTON HICKS, JR. PROBATE CASE NO. PR-2007-000646 by RANI ADELLE SMITH its DEVISEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11th day of July, 2016.

THE ESTATE OF REDDEN CLAYTON HICKS, JR.
PROBATE CASE NO. PR-2007-000646

*Rani Adelle Smith, Devisee By and through Clayton C. Smith
Her attorney in fact*

.....
Rani Adelle Smith, Devisee
By and through Clayton C. Smith,
Her attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANI ADELLE SMITH, whose names as DEVISEE of the ESTATE OF REDDEN CLAYTON HICKS, JR., hereby certify that Clayton C. Smith, whose name as Agent and Attorney in Fact for RANI ADELLE SMITH, 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 in his capacity as Attorney in Fact for RANI ADELLE SMITH, Devisee of the Estate of Redden Clayton Hicks, Jr. on the day the same bears date.

Given under my hand and official seal this the 11th day of July, 2016.

[Handwritten Signature]
Notary Public
Print Name: *Richard D. Shepherd, Jr.*
4. 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/13/2016 12:40:20 PM
\$19.00 CHERRY
20160713000243540

[Handwritten Signature]