

Send tax notice to:  
GREGORY BRENT McGOUGH JR.  
109 CANYON PARK TRAIL  
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

2016424

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirteen Thousand Nine Hundred and 00/100 Dollars (\$113,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, TRACY RAQUEL JOHNSON, A SINGLE INDIVIDUAL, whose mailing address is: 140 Mustang Lane, Montgomery, AL 35114 (hereinafter referred to as "Grantors") by GREGORY BRENT McGOUGH JR. whose property address is: 109 CANYON PARK TRAIL, 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 54, ACCORDING TO THE MAP AND SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, 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. 15 FOOT SETBACK LINE ALONG THE FRONT OF SUBJECT PROPERTY AS RECORDED IN PLAT BOOK 19, PAGE 19.
3. RIGHTS OF ADJOINING OWNERS OF PARTY WALL(S) LOCATED PARTLY ON THE LAND AND PARTLY ON ABUTTING PROPERTY AND RIGHTS OF SUCH ADJOINING OWNERS IN COMMON, IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAYS AND ENTRANCE, TOGETHER WITH ALL LIABILITY FOR MAINTENANCE, REPAIR AND DAMAGE WITH COMMON USE ENTAILS.
4. GRANT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #1995-12825.
5. RIGHT OF WAY TO SHELBY COUNTY ALABAMA RECORDED IN DEED BOOK 102, PAGE 17 & 515.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 223, PAGE 80, DEED BOOK 102, PAGE 397, DEED BOOK 127, PAGE 597, AND DEED BOOK 134, PAGE 37.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #1994-35220 AND RECORDED IN MAP BOOK 19, PAGE 19 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$111,836.00 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 14th day of July, 2016.

*Tracy Raquel Johnson*  
TRACY RAQUEL JOHNSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRACY RAQUEL JOHNSON 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 14th day of July, 2016.

*[Signature]*  
Notary Public  
Name: *Charles S. Spivey, Jr.*  
Commission Expires: *7-30-20*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/19/2016 01:23:07 PM  
\$19.00 CHERRY  
20160719000252330

*[Signature]*