

20161005000367020
10/05/2016 02:53:34 PM
DEEDS 1/2

Send tax notice to:
RICHARD WALLACE HALEY, JR.
1015 EAGLE CLUB COVE
BIRMINGHAM, AL 35242

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

2016626

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Eight Thousand Five Hundred and 00/100 Dollars (\$428,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RUSSELL T. MCEWEN and LISA K. MCEWEN, HUSBAND AND WIFE whose mailing address is: 4301 Lakeshore Cove, Birmingham, Alabama 35242 (hereinafter referred to as "Grantors") by RICHARD WALLACE HALEY, JR. and LINDSEY ADAMS HALEY whose property address is: 1015 EAGLE CLUB COVE, BIRMINGHAM, AL, 35242 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 924, according to the Survey of Eagle Point, 9th Sector, as recorded in Map Book 22, Page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

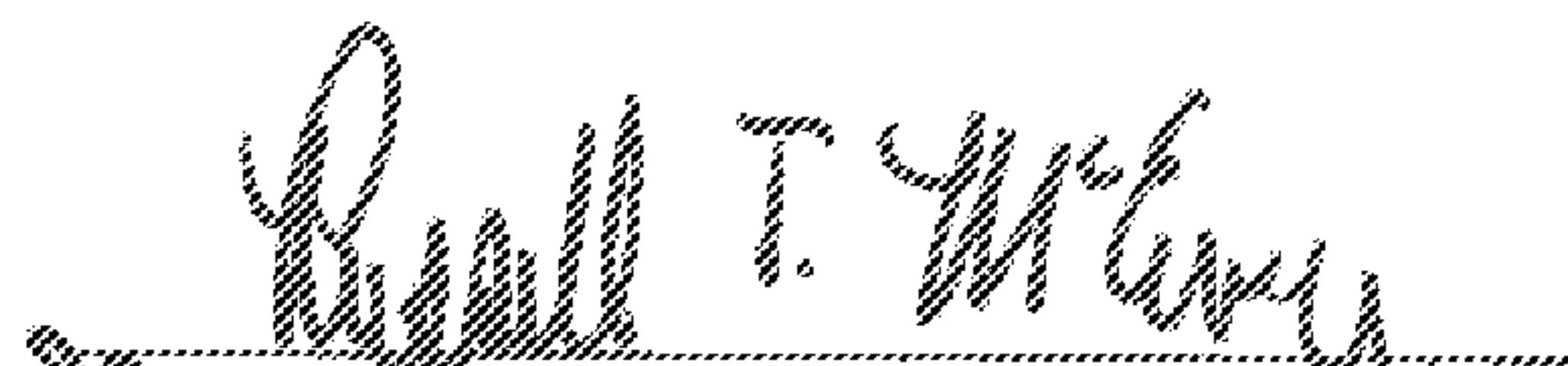
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 290, PAGE 842 AND DEED BOOK 343, PAGE 561
3. SUCH STATE OF FACTS SHOWN ON THE PLAT OF EAGLE POINT, 9TH SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 102
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 1997-19270 AND RESTATED IN INSTRUMENT NO. 20071218000568460
5. EASEMENT AS RECORDED IN INSTRUMENT NO. 1993-3817; 1996-1572; 1996-26590
6. EASEMENT AND RIGHT OF WAY RECORDED IN DEED BOOK 290, PAGE 848
7. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 408 AND DEED BOOK 149, PAGE 380
8. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DEED BOOK 206, PAGE 448
9. EASEMENTS AND RIGHT OF WAY FOR ROADS AND UTILITIES AS SET OUT IN CONDEMNATION CASE NO. 19-278; LIS PENDENS BOOK 42, PAGE 263 & 1993-3429 AND LIS PENDENS BOOK 42, PAGE 303 & 1992-3427, AMENDED IN LIS PENDENS BOOK 42, PAGE 287 & 1992-3428 AND SET OUT IN INSTRUMENT NO. 1993-8450

10. EASEMENT AS RECORDED IN INSTRUMENT NO. 1994-36376
11. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 336, PAGE 224 AND DEED BOOK 337, PAGE 245
12. RESERVATION OF EASEMENT RIGHTS AND RIGHT OF WAY AND THE RIGHT OF OTHERS TO THE USE THEREOF RESERVED IN INSTRUMENT NO. 1996-01572; DEED BOOK 290, PAGE 842; DEED BOOK 343, PAGE 561; INSTRUMENT NO. 1996-26590 AND REAL 223, PAGE 688
13. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOW OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGES TO THE SUBJECT PROPERTY AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 22, PAGE 102

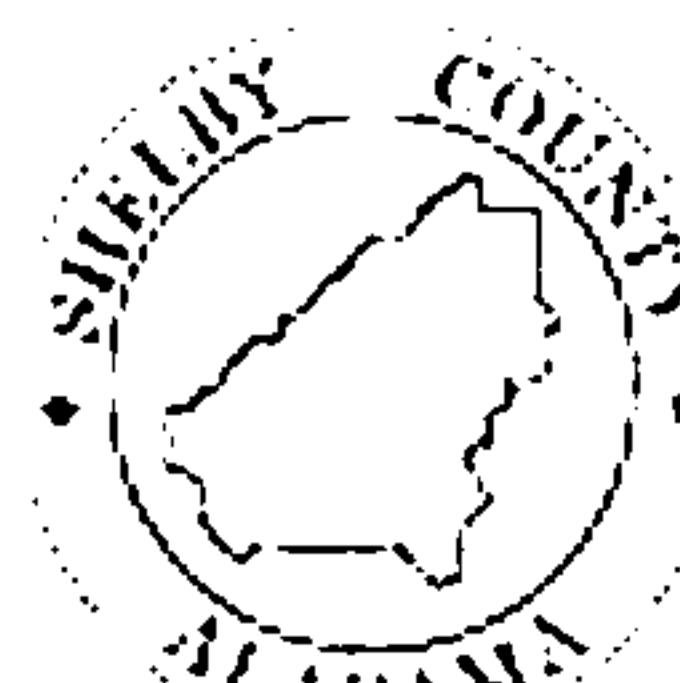
\$342,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 30th day of September, 2016.


RUSSELL T. MCEWEN


LISA K. MCEWEN



STATE OF ALABAMA
COUNTY OF SHELBY

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/05/2016 02:53:34 PM
\$104.00 DEBBIE
20161005000367020



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUSSELL T. MCEWEN and LISA K. MCEWEN 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 30th day of September, 2016.



9-30-20