

Send tax notice to:
BRIAN CHRISTOPHER MCCLARD
154 CHADWICK DRIVE
HELENA, AL 35080

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

2016751

WARRANTY DEED

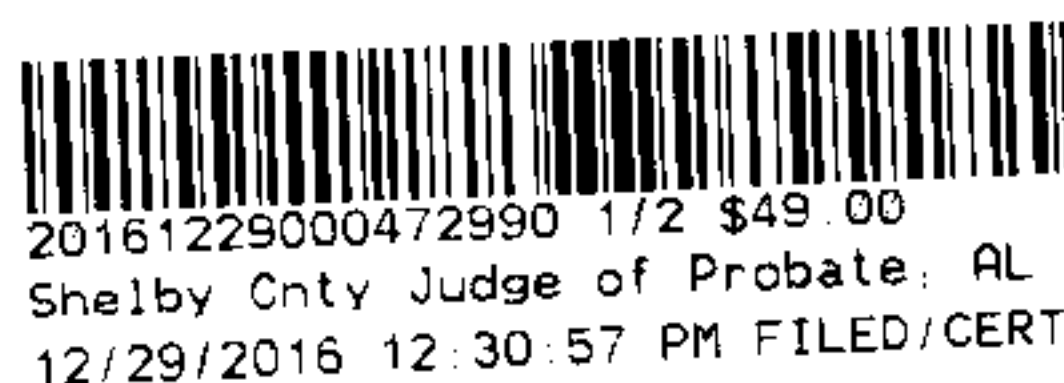
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL W. MOON AND SARAH MOON, HUSBAND AND WIFE **whose mailing address** is: 3216 Chuckasaw Lane, Birmingham AL 35242 (hereinafter referred to as "Grantors") by BRIAN CHRISTOPHER MCCLARD **whose property address** is: 154 CHADWICK DRIVE, HELENA, AL, 35080 (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 91, according to the Final Plat of Chadwick Sector 3, as recorded in Map Book 18, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING OF PUBLIC RECORD.
3. RESTRICTIONS, LIMITATIONS, SETBACKS, COVENANTS, CONDITIONS, EASEMENTS, RIGHTS OF WAY AND COMMON AREAS AS SHOWN ON THE FINAL PLAT OF CHADWICK, SECTOR 3, AS RECORDED IN MAP BOOK 18, PAGE 98
4. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 194, PAGE 67; DEED BOOK 103, PAGE 146 AND DEED BOOK 161, PAGE 143
5. RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NO. 1994-19974.
6. EASEMENT TO H. WALKER AND ASSOCIATES RECORDED IN REAL 387, PAGE 246.
7. AGREEMENT AND EASEMENT FOR STORM WATER DETENTION AND SANITARY SEWER AS RECORDED IN INSTRUMENT NO. 1992-30926



\$124,000.00 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 22nd day of December, 2016.


MICHAEL W. MOON

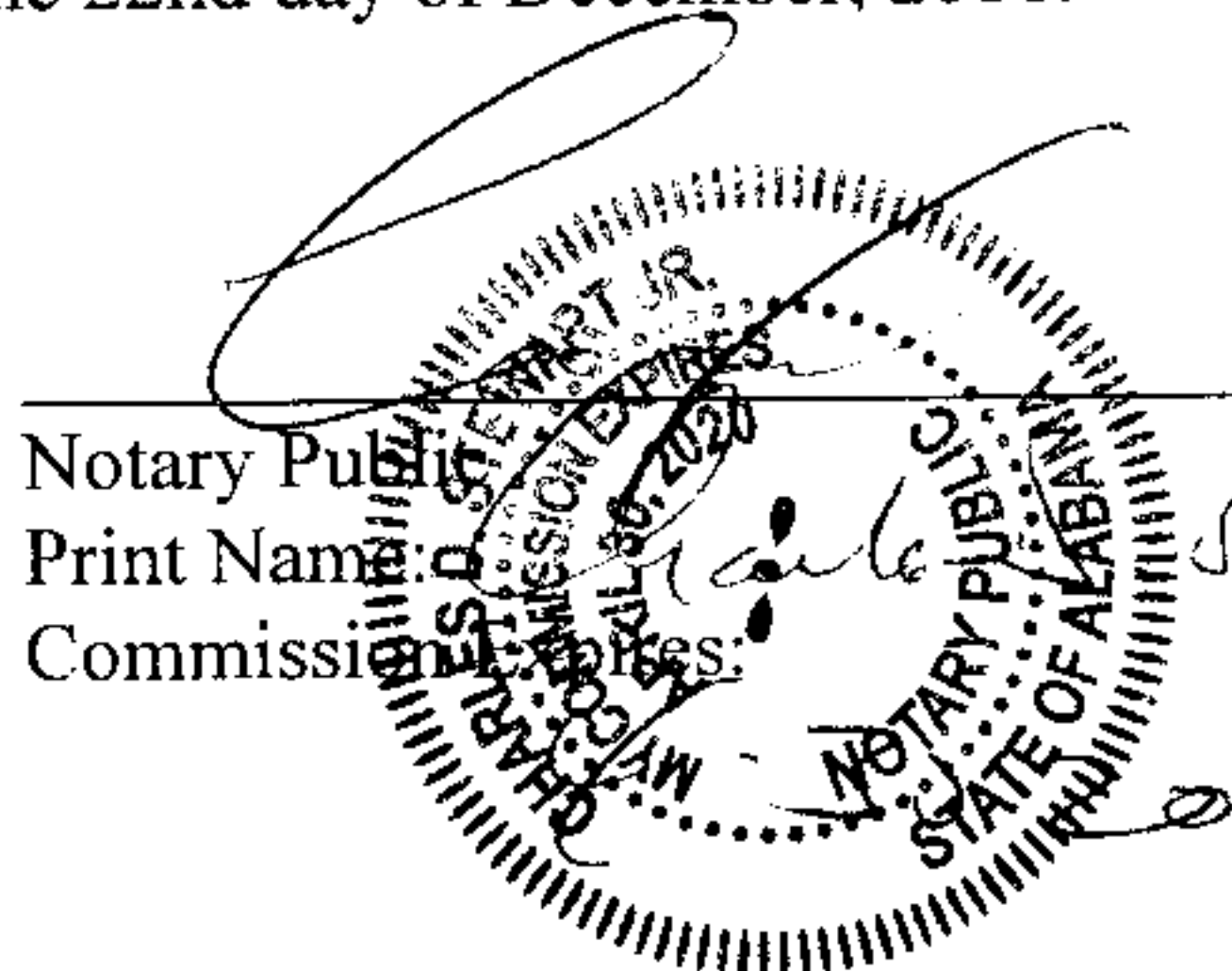

SARAH MOON


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL W. MOON AND SARAH MOON 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 22nd day of December, 2016.

Shelby County, AL 12/29/2016
State of Alabama
Deed Tax: \$31.00


Notary Public
Print Name: Garret Stewart Jr.
Commission Expires: April 06, 2020


20161229000472990 2/2 \$49.00
Shelby Cnty Judge of Probate, AL
12/29/2016 12:30:57 PM FILED/CERT