

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Shawn Wythe
Teresa Wythe
416 Sunset Lake Circle
Chelsea, AL 35043

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

20170222000062670
02/22/2017 11:03:16 AM
DEEDS 1/3

That in consideration of the sum of **Two Hundred Sixty Eight Thousand Five Hundred Dollars and No Cents (\$268,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Richard B. McClelland and Rhonda K. McClelland, husband and wife, whose mailing address is PO Box 45, Childersburg, AL 35044** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shawn Wythe and Teresa Wythe, whose mailing address is 416 Sunset Lake Circle, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 416 Sunset Lake Circle, Chelsea, AL 35043**; to wit;

LOT 18, ACCORDING TO THE FINAL PLAT OF SUNSET LAKE, PHASE 4, AS RECORDED IN MAP BOOK 34 PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$214,800.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 34, Page 54.

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 in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 34, Page 54.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20040420000203900 in the Probate Office of Shelby County, Alabama.

Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed 229 , Page 500 and Deed 234 page 887.

Right(s) of way(s) granted to Shelby County by Deed Book 252, Page 244 and Deed Book 229, Page 492.

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 327, Page 553 and Instrument #1994-36502.

Release of damages as set out in instrument recorded in Instrument #1999-4551.

Riparian and other rights created by the fact that the subject property lies adjacent to Sunset Lake.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 34, Page 54 in the Probate Office of Shelby

County, Alabama.

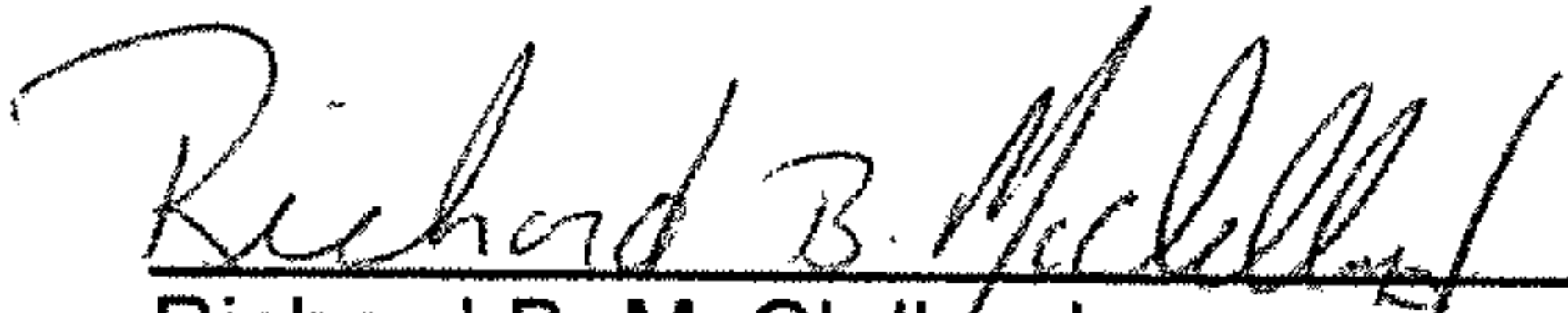
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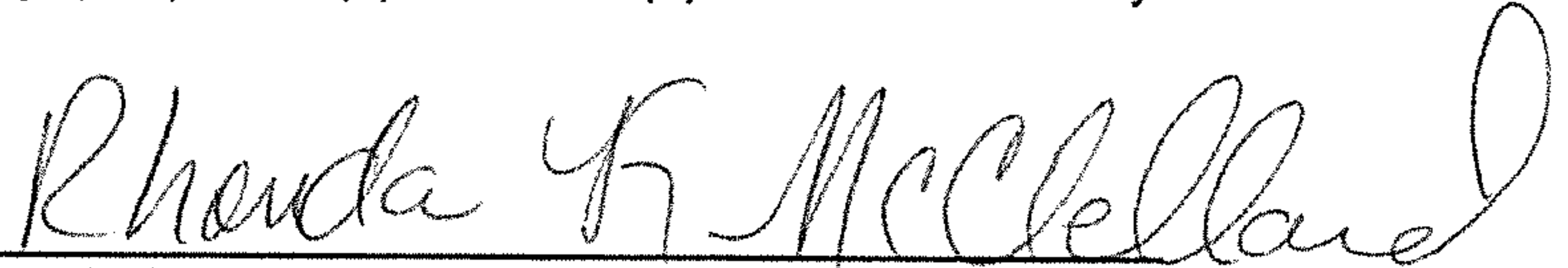
Restrictive Covenants and Grant of Land Easement in favor Alabama Power Company as shown by instruments recorded in Instrument #2002-18709.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of February, 2017.


Richard B. McClelland


Rhonda K. McClelland

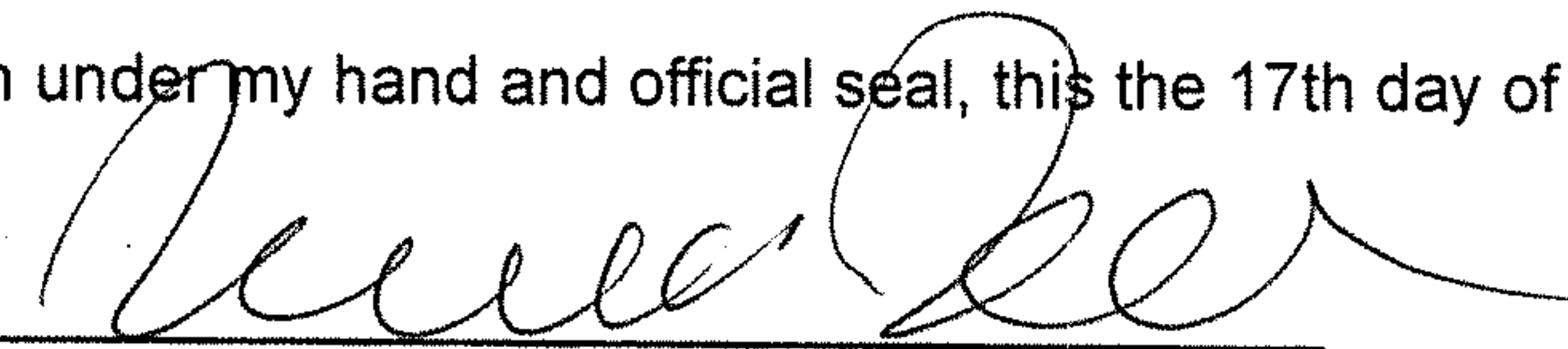
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authoiyrt, a Notary Public in and for the said County, in said State, hereby certify that Richard B. McClelland and Rhonda K. McClelland, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of February, 2017.



Notary Public, State of ALABAMA

the undersigned authoiyrt

Printed Name of Notary

My Commission Expires: _____

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Richard B. McClelland
Rhonda K. McClelland
Mailing Address PO Box 45
Childersburg, AL 35044
Property Address 416 Sunset Lake Circle
Chelsea, AL 35043

Grantee's Name Shawn Wythe
Teresa Wythe
Mailing Address 416 Sunset Lake Circle
Chelsea, AL 35043

Date of Sale February 17, 2017
Total Purchase Price \$268,500.00
or
Actual Value
or
Assessor's Market Value

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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)
Bill of Sale
X Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 17, 2017

Unattested

JP
(verified by)

William B. Coker
Print Richard B. McClelland
Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/22/2017 11:03:16 AM
\$75.00 CHERRY
20170222000062670

James W. Fuhrmeister