

Send tax notice to:
WILLIAM REID MCDILL
2421 WALKING FERN LANE
HOOVER, AL 35244

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

2017063

WARRANTY DEED

**20170307000077900
03/07/2017 09:27:22 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BLAINE DAVID STEFFENS and KELSEY L. STEFFENS, HUSBAND AND WIFE **whose mailing address** is: 27 Cherry Laurel Loop Hattiesburg MS 39402 (hereinafter referred to as "Grantors") by WILLIAM REID MCDILL and ANNA TEMPLETON MCDILL **whose property address** is: 2421 WALKING FERN LANE, HOOVER, AL, 35244 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 2709, according to the Survey of Riverchase Country Club 27th Addition, as recorded in Map Book 11, Page 56, in the Probate Office of Shelby County, Alabama.

Kelsey L. Steffens is one in the same person as Kelsey Land dated May 4, 2015 and filed May 11, 2015 in Instrument No. 20150511000155010.

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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, RECORDED IN DEED BOOK 127, PAGE 140, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL BOOK 167, PAGE 350.
5. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 153, PAGE 594.
6. AGREEMENT FOR UNDERGROUND CABLE TRANSMISSION AS RECORDED IN REAL 153, PAGE 501.
7. RESTRICTIONS APPEARING OF RECORD IN PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) AS RECORDED IN MISC BOOK 14,

BEGINNING AT PAGE 536 AND AMENDED IN MISC. BOOK 17, PAGE 550; MISC BOOK 34, PAGE 549; BOOK 186, PAGE 88 AND AMENDED IN REAL VOLUME 152, PAGE 606.


8. TERMS AND CONDITIONS AS SET OUT IN ARTICLES OF INCORPORATION FIRST AMENDMENT OF RIVERCHASE RESIDENTIAL ASSOCIATION, INC. AND RECORDED IN BOOK 43, PAGE 460, TOGETHER WITH ALL RULES AND REGULATIONS PROMULGATED PURSUANT THERETO OR WHICH MAY BE IMPOSED FROM TIME TO TIME.
9. AGREEMENT FOR UNDERGROUND CABLE TRANSMISSION AS RECORDED IN REAL 153, PAGE 601
10. RELEASE OF DAMAGES AS SET OUT IN DEED RECORDED IN REAL VOLUME 152, PAGE 606.

\$346,750.00 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 3rd day of March, 2017.

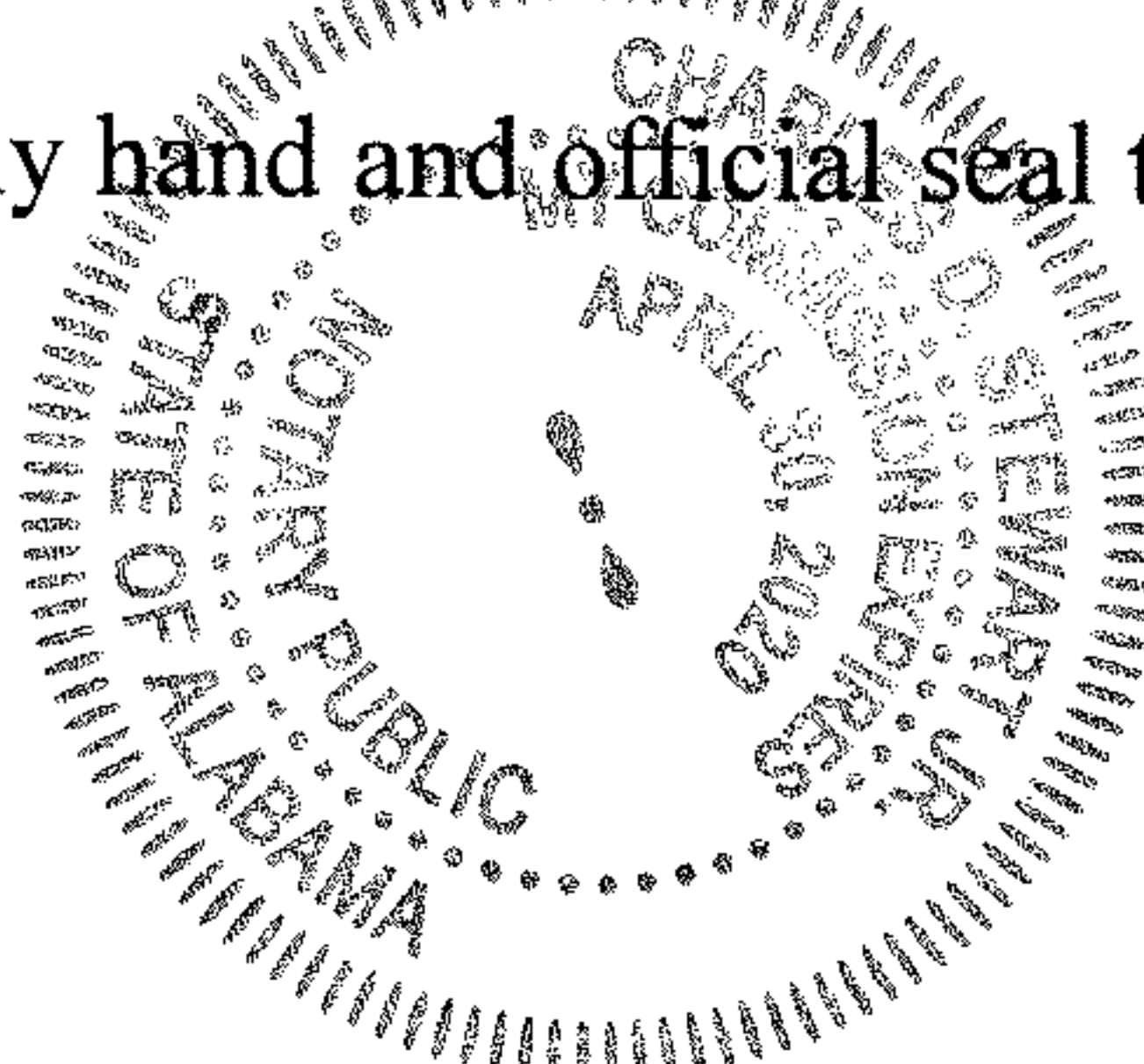

BLAINE DAVID STEFFENS

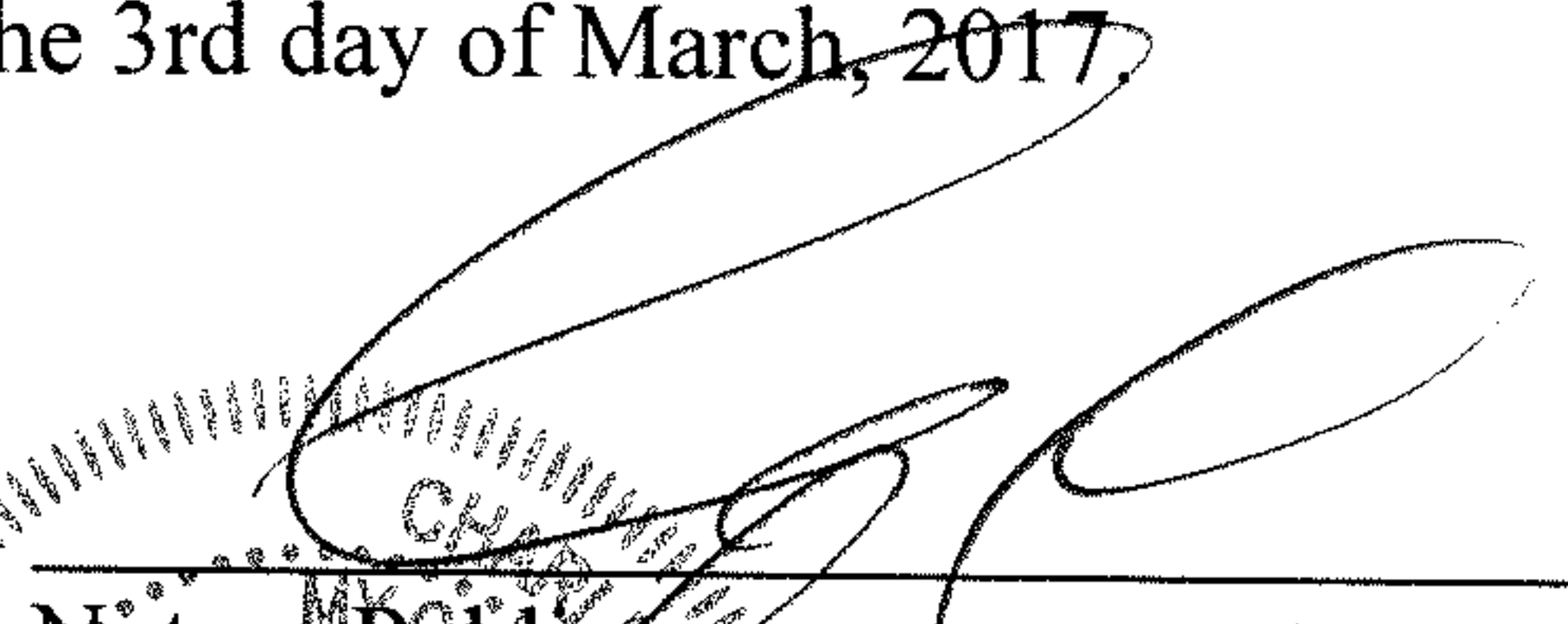



KELSEY L. STEFFENS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BLAINE DAVID STEFFENS and KELSEY L. STEFFENS 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 3rd day of March, 2017




Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2017 09:27:22 AM
\$36.50 CHERRY
20170307000077900

