

20170517000170770
05/17/2017 11:10:22 AM
DEEDS 1/2

Send tax notice to:
CASSIDY MCCLOY
167 LORRIN LANE
STERRETT, AL 35147

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

2017203

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CYNTHIA DOWNER F/K/A CYNTHIA COX and DUANE DOWNER, HUSBAND AND WIFE **whose mailing address** is: 201 Pin Oak Drive, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by CASSIDY MCCLOY and RYAN CROOKS **whose property address** is: 167 LORRIN LANE, STERRETT, AL, 35147 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 16 of the Villages at Westover According to Map Book 39, Pages 9A & 9B, as recorded in the Probate Office 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. Easements, encumbrances, or claims thereof, not shown by the Public Records.
3. Any mineral or mineral rights leased, granted or retained by current or prior owners.
4. Right of way, easement, partial release and covenants and restrictions as set forth in right of way deed by and between Kimberly-Clark Corporation and Colonial Pipe Line Company as recorded in Deed Book 283, Page 716.
5. Right of way in favor of Alabama Power Company by deed dated October 23, 1963 from E. P. Gardner and Ruby Gardner to Alabama Company as recorded in Book 228, Page 793.
6. Right of way easement dated June 6, 1962 by and between Leonard L. White and Delene J. White and Colonial Pipeline Company as recorded in Volume 220, Page 999.
7. Right of way easement dated August 8, 1962 by and between E. P. Gardner and Ruby G. Gardner and Colonial Pipeline Company as recorded in Deed Book 221, Page 846.
8. Right of way easement dated June 4, 1971 by and between E. P. Gardner and Ruby G. Gardner and Colonial Pipeline Company as recorded in Deed Volume 268, Page 214.
9. Right of way deed for public road dated July 12, 1951 by and between Mrs. Ada Kelly and Shelby County recorded in Deed Book 147, Page 514.
10. Transmission line permit dated June 25, 1937 by and between Mrs. Lillie Spearman and Gordon Spearman and Alabama Power Company as recorded in Deed Book 103, Page 188.
11. Right of way easement dated June 23, 1971 by and between Mary S. Slaughter and M. E. Slaughter and Colonial Pipeline Company as recorded in Deed Book 268, Page 809.
12. Right of way easement dated May 13, 1962 by and between Dan H. Durham and Mary Lou Jackson and Colonial Pipeline Company as recorded in Deed Book 220, Page 820.
13. Right of way deed for public road dated July 24, 1951 by and between D. H. Durham, Mary L. Jackson and Shelby County as recorded in Deed Book 147, Page 511.
14. Transmission line permit dated May 3, 1951 by and between Ada Kelley and Alabama Power Company as recorded in Deed Book 147, Page 45.
15. Transmission line permit dated May 10, 1951 by and between Dan H. Durham, Mary Lout Jackson and Alabama Power Company as recorded in Deed Book 147, Page 46.
16. Right of way and easement dated August 6, 1941 by and between L. J. Tennyson, Viola Tennyson and Plantation Pipe Line Company as recorded in Deed Book 112, Page 254.
17. Transmission Line Permit dated June 8, 1944 by and between L. J. Tennyson, Viola Tennyson and Alabama Power Company as recorded in Deed Book 118, Page 497.

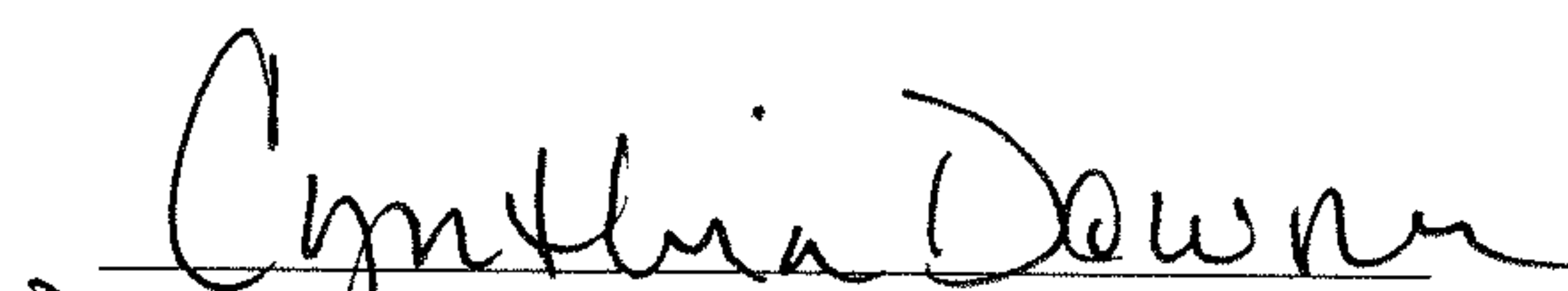

18. Easements and building line as shown on recorded map.
19. Right of way to Alabama Power Company as set out in instrument(s) recorded in Inst. # 20070517000229750.
20. Easement to BellSouth as recorded in Inst. # 20061023000521080.
21. Declaration of Protective Covenants as set forth in instrument recorded in Inst. # 20080109000013350.
22. Release of damages as recorded in Inst. # 20070918000437900.

\$197,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

CYNTHIA COX AND CYNTHIA DOWNER ARE ONE AND THE SAME PERSON.

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 15th day of May, 2017.


CYNTHIA DOWNER

DUANE DOWNER

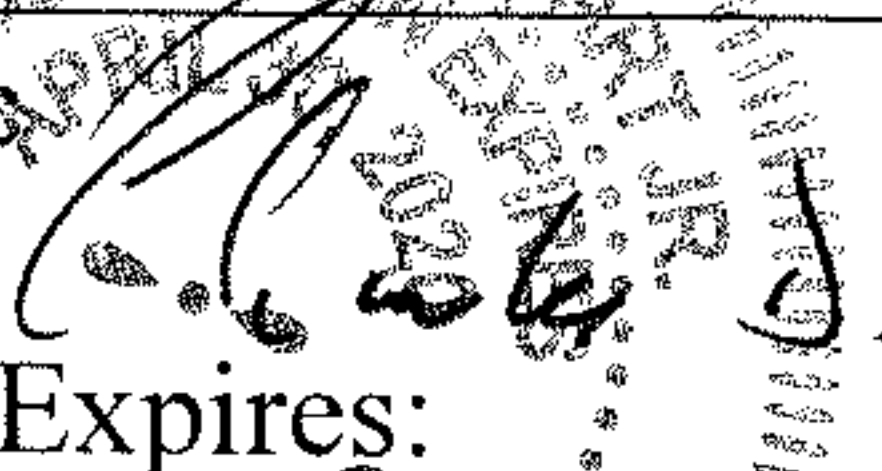
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CYNTHIA DOWNER AND DUANE DOWNER 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 15th day of May, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2017 11:10:22 AM
\$214.00 DEBBIE
20170517000170770

Notary Public
Print Name: 
Commission Expires: 