

Send tax notice to:  
A. JEFFERSON MCDONALD, JR.  
479 MALLARY ROAD  
WILSONVILLE, AL, 35186

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

2017294

**WARRANTY DEED**

**20170619000217400  
06/19/2017 02:42:46 PM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Forty-Five Thousand and 00/100 Dollars (\$845,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LOREN STIFFLER and VALARIE P. STIFFLER, husband and wife **whose mailing address** is: 3204 BARKELEY LANE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by A. JEFFERSON MCDONALD, JR. and KERRY E. MCDONALD **whose property address** is: 3192 BRADFORD PLACE, 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 85, according to the Survey of Meadow Brook, 18th Sector, Phase I, as recorded in Map Book 10, Page 26, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Real 87, Page 482 and Real 89, Page 487
5. Agreement with Alabama Power Company recorded in Real 89, Page 984.

\$0.00 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 15th day of June, 2017.

  
LOREN STIFFLER

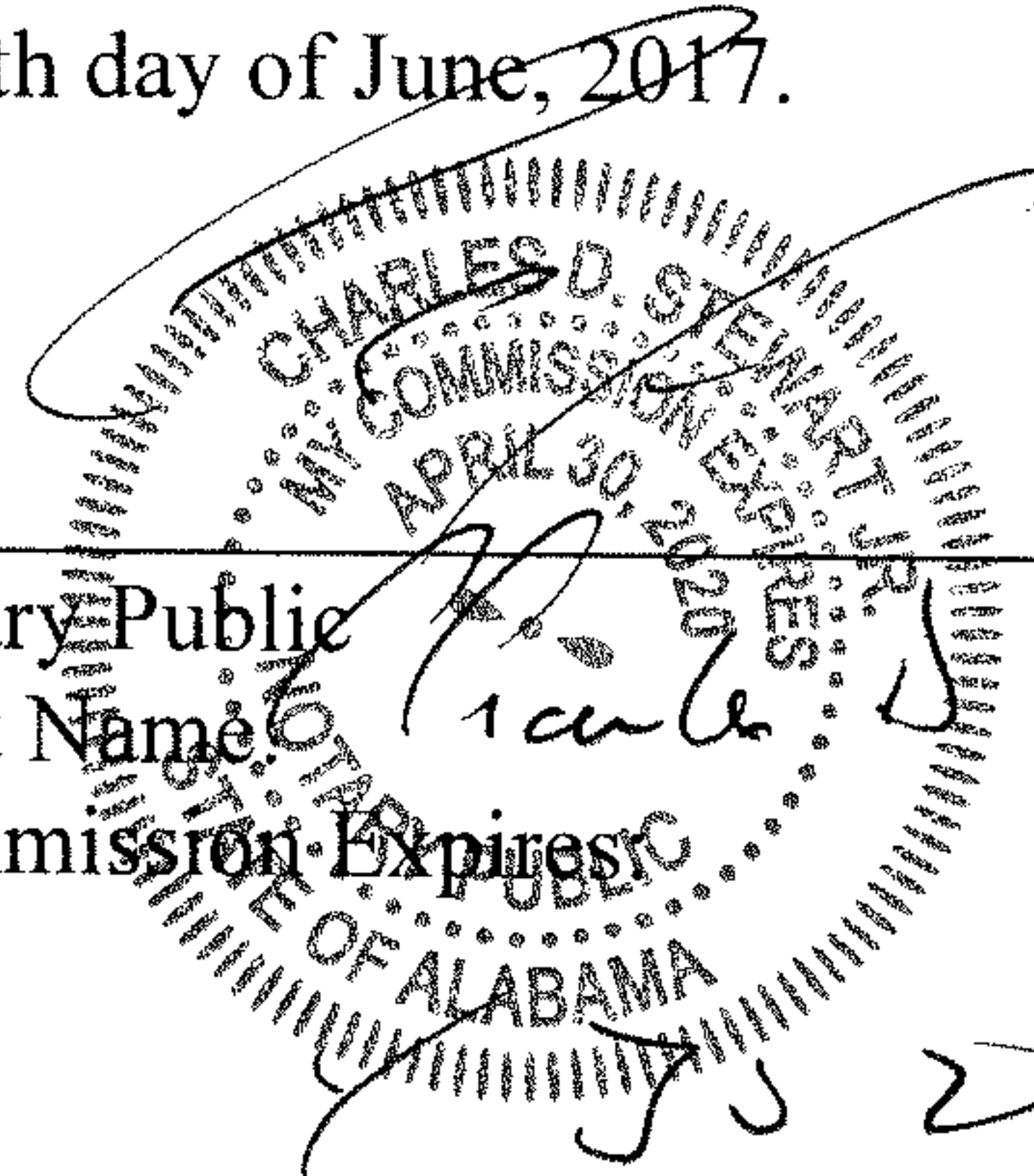
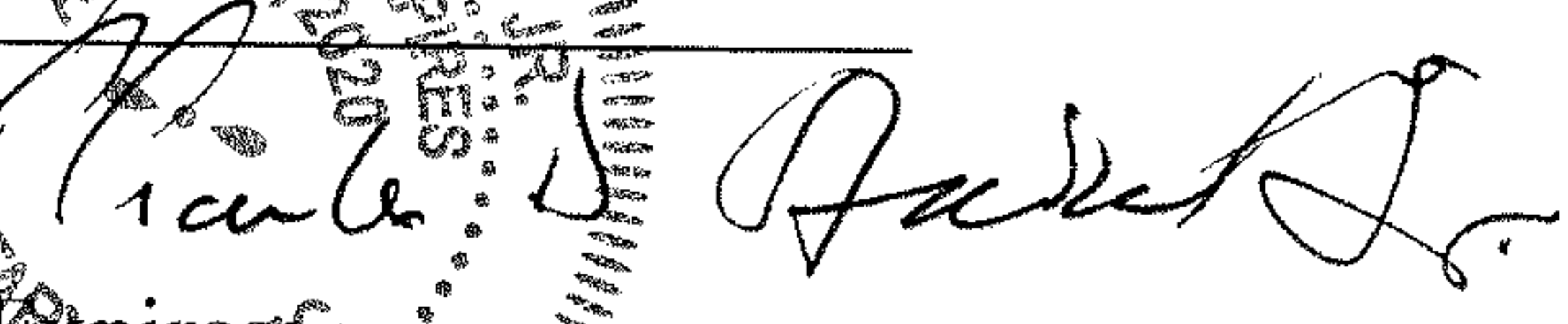
  
VALARIE P. STIFFLER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LOREN STIFFLER and VALARIE P. STIFFLER 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 June, 2017.

Notary Public  
Print Name  
Commission Expires

  
  
JUN 20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/19/2017 02:42:46 PM  
\$863.00 CHERRY  
20170619000217400

