

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

20170808000286640
08/08/2017 02:21:07 PM
DEEDS 1/2

Send tax notice to:
Audra G. Boyles and Brandon D. McGill
14477 Highway 61
Wilsonville, AL 35186
BHM1700645

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twenty Eight Thousand and 00/100 Dollars (\$228,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Phillip B. McGee and Susan R. McGee, husband and wife**, whose mailing address is 500 Augusta Rd., Apt. 503, Panama City Beach, FL 32407 (hereinafter referred to as "Grantors"), by **Audra G. Boyles and Brandon D. McGill** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 27; thence South 26 degrees 50 minutes 16 seconds East, along the diagonal of the East half of the Northwest Quarter a distance of 36.75 feet to a 3/4" rebar, found on the South right of way of County Road # 61 at the point of beginning; thence South 26 degrees 50 minutes 16 seconds East, along said diagonal, a distance of 630.98 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 30 degrees 39 minutes 34 seconds East, a distance 558.26 feet, to a 1/2" rebar, with a cap stamped "S. Wheeler CA 0502"; thence North 59 degrees 23 minutes 19 seconds East, a distance of 78.56 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 28 degrees 37 minutes 28 seconds West, a distance of 22.45 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502", on the South right of way of County Road 61; thence North 89 degrees 46 minutes 47 seconds West, along said right of way, a distance of 626.50 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.


\$223,870.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Phillip B. McGee and Susan R. McGee have hereunto set their signatures and seals on July 31, 2017.


Phillip B. McGee


Susan R. McGee



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2017 02:21:07 PM
\$22.50 CHERRY
20170808000286640



STATE OF FLORIDA
COUNTY OF Bay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip B. McGee and Susan R. McGee, 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 31st day of July, 2017.

(NOTARIAL SEAL)

Marsha L. Sharron

Notary Public

Print Name: Marsha L. Sharron

Commission Expires: 10-20-2018

