

20170817000299040
08/17/2017 12:42:30 PM
DEEDS 1/2

Send tax notice to:
James H McDonald and Janice L Carey-McDonald
613 Shelby St.
Montevallo, AL 35115
PEL1700494

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 **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Janice F Seaman**, a(n) unmarried woman, whose mailing address is 540 Shelby Street, Montevallo, Alabama 35115, (hereinafter referred to as "Grantors"), by **James H McDonald and Janice L Carey-McDonald**, whose mailing address is 613 Shelby St., Montevallo, AL 35115, (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, the address of which is **613 Shelby St., Montevallo, AL 35115**, to-wit:

A part of Island Street and a part of Lots 42, 43 and 44, according to the Original Plat of the Town of Montevallo being more particularly described as follows: Commence at the West right of way of Shelby Street and the North right of way of Island Street, also being the Point of Beginning; thence run Southwesterly along the North right of way of Island Street a distance of 160.21 feet; thence 90 degrees 43 minutes 41 seconds right a distance of 85.35 feet; thence right 89 degrees 18 minutes 39 seconds a distance of 60.00 feet; thence right 89 degrees 44 minutes 54 seconds a distance of 10.00 feet; thence left 89 degrees 43 minutes 05 seconds a distance of 99.99 feet to the West right of way of Shelby Street; thence right 90 degrees 39 minutes 16 seconds a distance of 75.25 feet along said right of way to the Point of Beginning; being situated in Shelby County, Alabama.

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.

Janice F Seaman as one and the same person as Janice Seaman, grantee in that certain deed recorded in Instrument Number 20160210000042810 in the Probate Office of Shelby County, Alabama.

\$253,224.00 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, Grantor, Janice F Seaman, has hereunto set her signature and seal on August 7, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 12:42:30 PM
\$19.00 CHERRY
20170817000299040

Janice F Seaman
Janice F Seaman

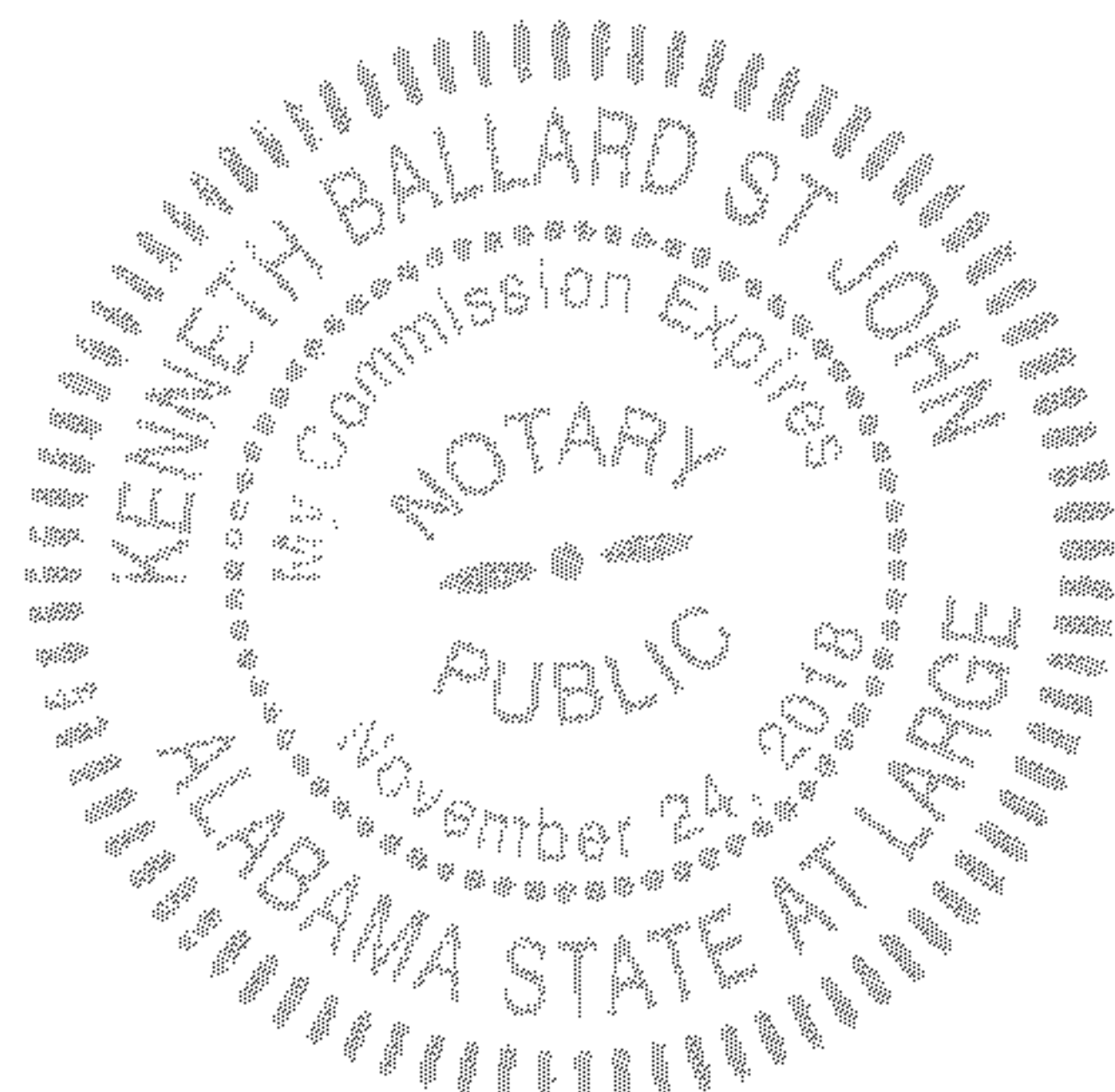
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Janice F Seaman**, 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.

** An Unmarried woman*

Given under my hand and official seal this the 7th day of August, 2017

(NOTARIAL SEAL)



Notary Public
Print Name: *Kenneth Ballard St John*
Commission Expires: *11/24/2018*