

Send tax notice to:
JOSEPH D HALTIWANGER
279 MILGRAY LANE
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

20170901000320610
09/01/2017 02:36:33 PM
DEEDS 1/2

STATE OF ALABAMA
SHELBY COUNTY

2017464T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand Four Hundred and 00/100 Dollars (\$179,400.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JIMMY D MCELROY and BETTY A MCELROY, HUSBAND AND WIFE**, whose mailing address is: PO Box 11622 Calera AL 35040 (hereinafter referred to as "Grantors") by **JOSEPH D HALTIWANGER and CHRISTINA N HALTIWANGER** whose property address is: 279 MILGRAY LANE, CALERA, AL, 35040 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:

Lot 37, according to the map and survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18, page 79, in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Southern Hills, Sector 8, Phase 2, recorded in Map Book 18, page 79, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Conditions, covenants and restrictions as recorded in Instrument #1994-18720, in the Probate Office of Shelby County, Alabama.

\$183,257.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 30th day of August, 2017.

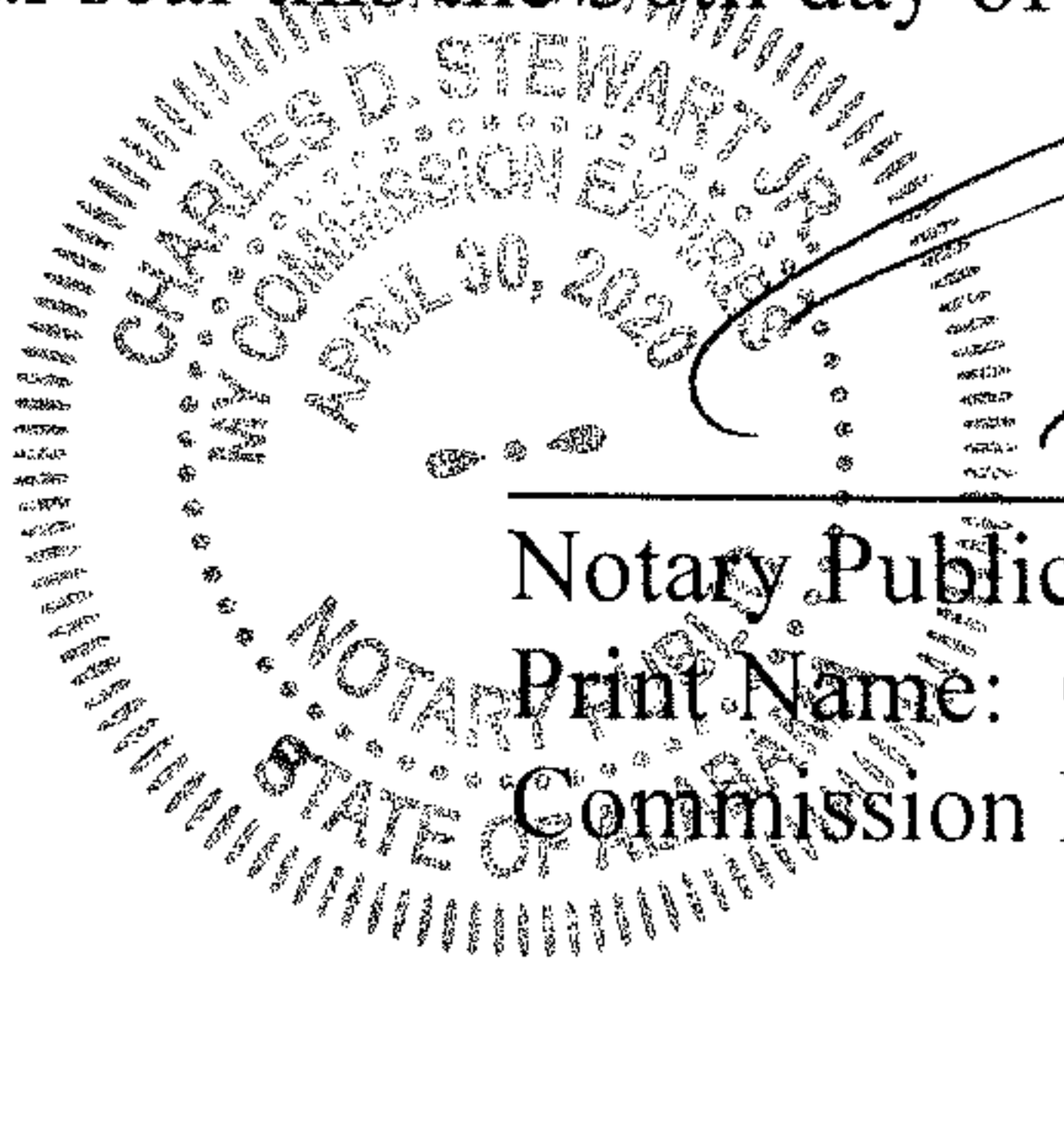
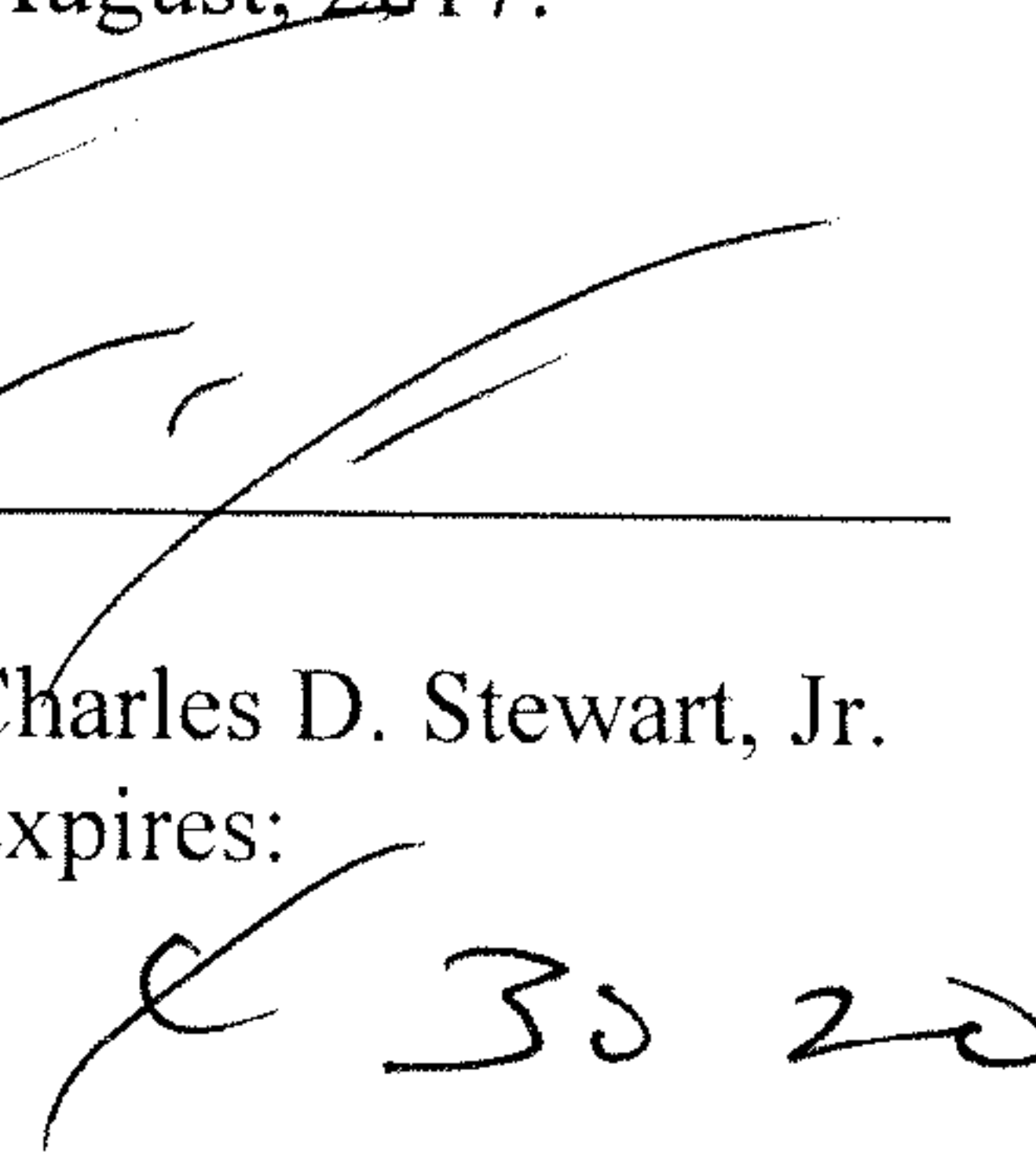

JIMMY D MCELROY

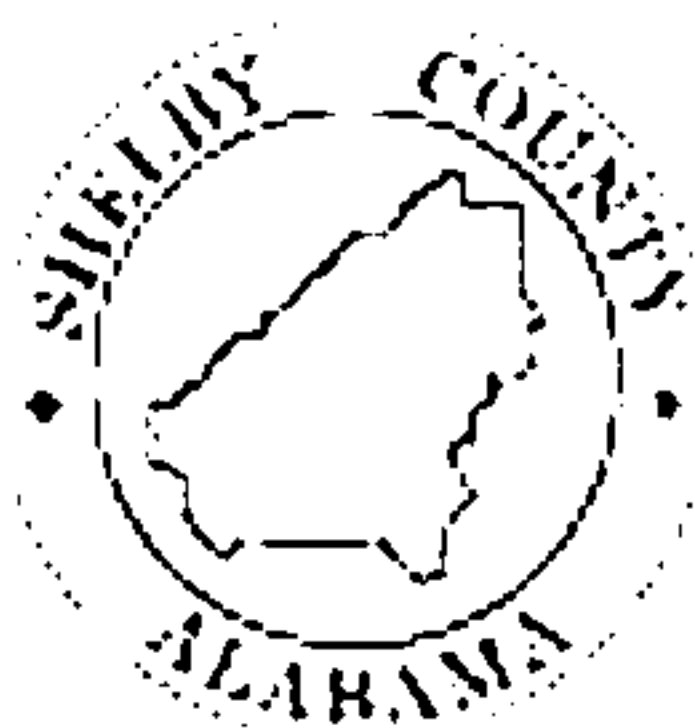

BETTY A MCELROY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIMMY D MCELROY and BETTY A MCELROY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2017 02:36:33 PM
\$19.00 DEBBIE
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