

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JACQUELINE McGEE
115 STROTHER STREET
MONTEVALLO, ALABAMA 35115

WARRANTY DEED



20170913000333280 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
09/13/2017 10:37:04 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY ONE THOUSAND AND NO/100 DOLLARS (\$121,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, DAN L. HOWARD and wife, PATRICIA A. HOWARD, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JACQUELINE McGEE, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 25-A, according to a Resurvey of Lots 1-4 and 23-25 of Wilmont Subdivision, as recorded in Map Book 39 page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 39 page 31 in the Probate Office.
3. A 35 foot building setback line from Strother Street and Alabama Highway No. 25 as recorded in Map Book 39 page 31 in the Probate Office.
4. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20080401000130570 in Probate Office.
5. Release of damages as recorded in Instrument No. 20080805000313440 in the Probate Office.

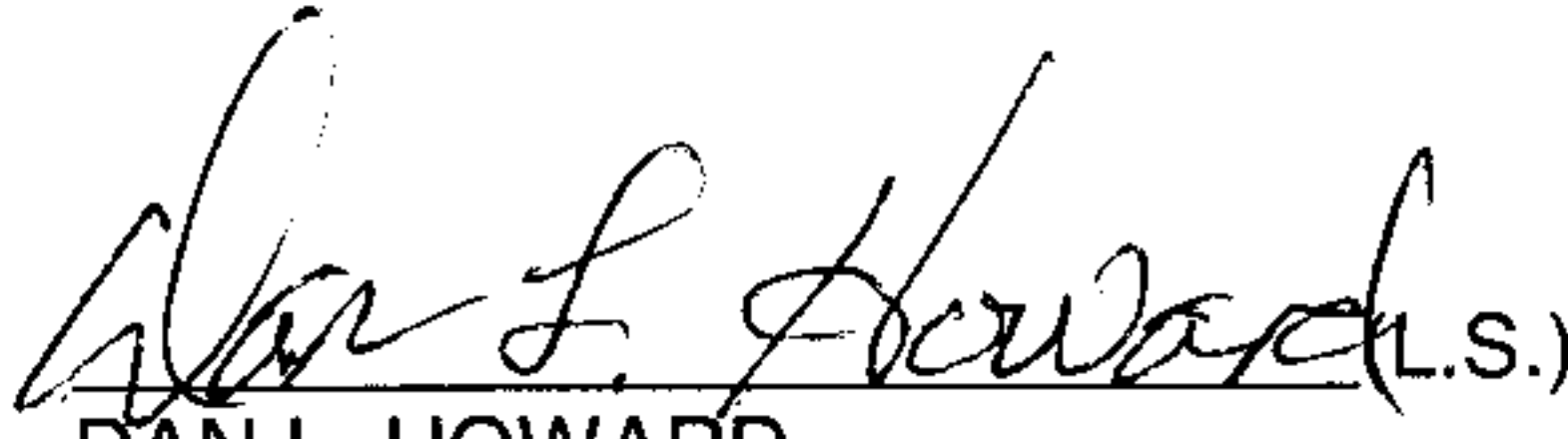
\$118,808.00 OF THE HEREINABOVE STATED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE OF EVEN DATE AND FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/13/2017
State of Alabama
Deed Tax: \$2.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8TH day of SEPTEMBER, 2017.


DAN L. HOWARD

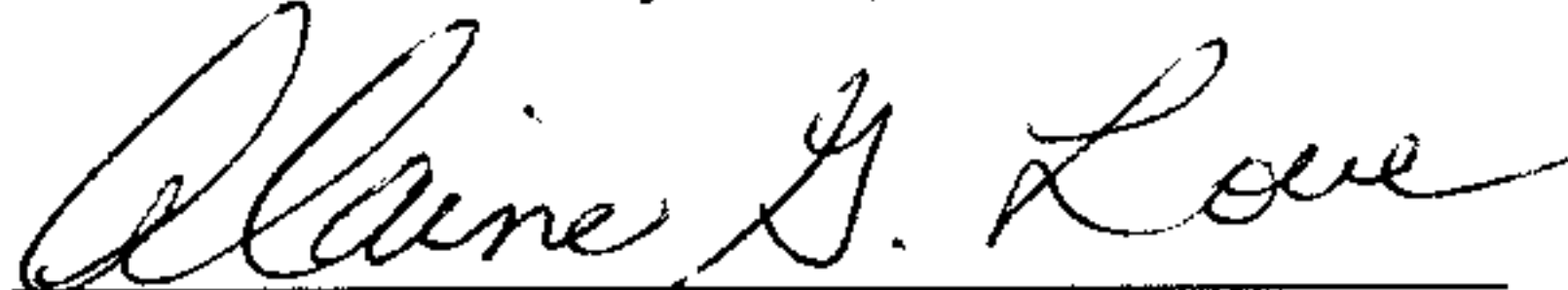

PATRICIA A. HOWARD


STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN L. HOWARD and wife, PATRICIA A. HOWARD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8TH day of SEPTEMBER, 2017.


Notary Public
My Commission Expires: 10/31/2019


20170913000333280 2/3 \$23.50
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Grantor's Name:
DAN L. HOWARD and wife, PATRICIA A. HOWARD
Mailing Address:

Property Address:
115 Strother Street
Montevallo, AL 35115

____ Bill of Sale
____ Sales Contract
x Closing Statement

Grantee's name:
JACQUELINE McGEE
Mailing Address:
115 STROTHER STREET
WILTON, ALABAMA 35187

Date of Sale: SEPTEMBER 8TH, 2017
Total Purchase Price: \$121,000.00
or
Actual Value
or
Assessor's Market Value

____ Front of Foreclosure Deed
____ Appraisal
____ Other _____



20170913000333280 3/3 \$23.50
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