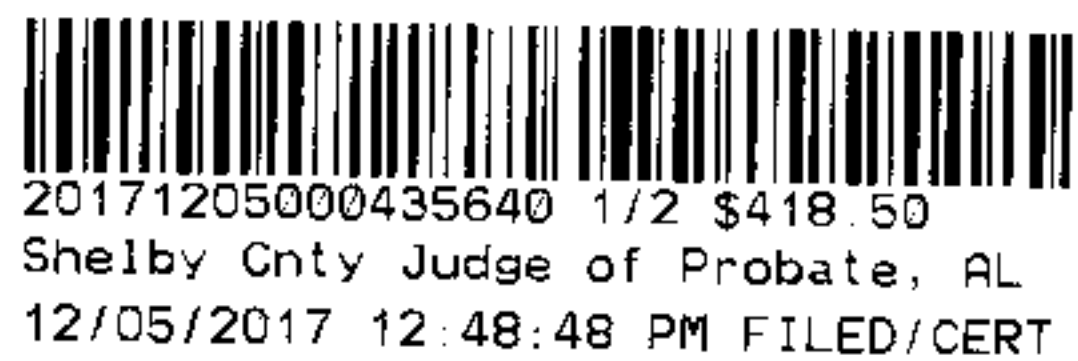


*This instrument was prepared by:*  
*Nancy F. McClellan of the law Firm of Bland, Harris & McClellan. P.C.*  
*401 2nd Avenue SW Cullman, Alabama 35055*

\*\*\*\*\*



STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED  
WITH RESERVATION OF LIFE ESTATE

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **WILLIAM M. MCLENDON, SR. and wife, PEGGY F. MCLENDON, a/k/a Eula Jean McLendon, 7807 Wynlakes Blvd Montgomery, AL 36117** (herein referred to as Grantors), do grant, bargain, sell and convey (subject to the life estate set forth herein) unto **WILLIAM M. MCLENDON, SR. AND EULA JEAN MCLENDON AS TRUSTEES OF THE MCLENDON FAMILY MANAGEMENT TRUST, dated January 27, 2017, 7807 Wynlakes Blvd Montgomery, AL 36117** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13 and Lot 41, Block 1, according to the Amended Map of Southlake Crest, 2<sup>nd</sup> Sector, as recorded in Map Book 19, Page 14 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Restrictions, Covenants & Conditions recorded in Real 160, Page 495 and the Declarations of Protective Covenants of Southlake Crest recorded in Real Book 160, Page 495, Instrument 1993-30195, Instrument 1993-40742 and Instrument 1993-40743, Articles of Incorporation as recorded in Instrument 1993-30196 and Bylaws as recorded in Instrument 1993-30197 and Instrument 1993-22812 in the Probate Office of Shelby County, Alabama.
2. Transmission line permits to Alabama Power Company in Real Book 142, Page 184 and Real Book 149, Page 12.

Less and Except mineral/mining rights on such real property not owned by the Grantors.

Subject to easements, encumbrances, rights of way, covenants, encroachments, set-back lines, restrictions, *ad valorem* taxes for the current year, and agreements and all other matters of record which are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

**Property Address: 317 & 324 Willow Crest Lane Hoover, AL 35244**

**Tax Assessed Value: \$399,500.00**

*It is the intention of the Grantors to retain a life estate in and to said property for and during their lifetime.*

*FOR SOURCE OF TITLE, SEE INSTRUMENT #20040302000107630 AND #2010409000122010, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.*

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs and assigns covenant with the said Grantee, its successors 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 and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/05/2017  
State of Alabama  
Deed Tax: \$399.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27<sup>th</sup> day of January, 2018.

William M. McLendon SR  
WILLIAM M. MCLENDON, SR.

Peggy F. McLendon a/k/a Eula Jean McLendon  
PEGGY F. MCLENDON, a/k/a Eula Jean  
McLendon

**NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**

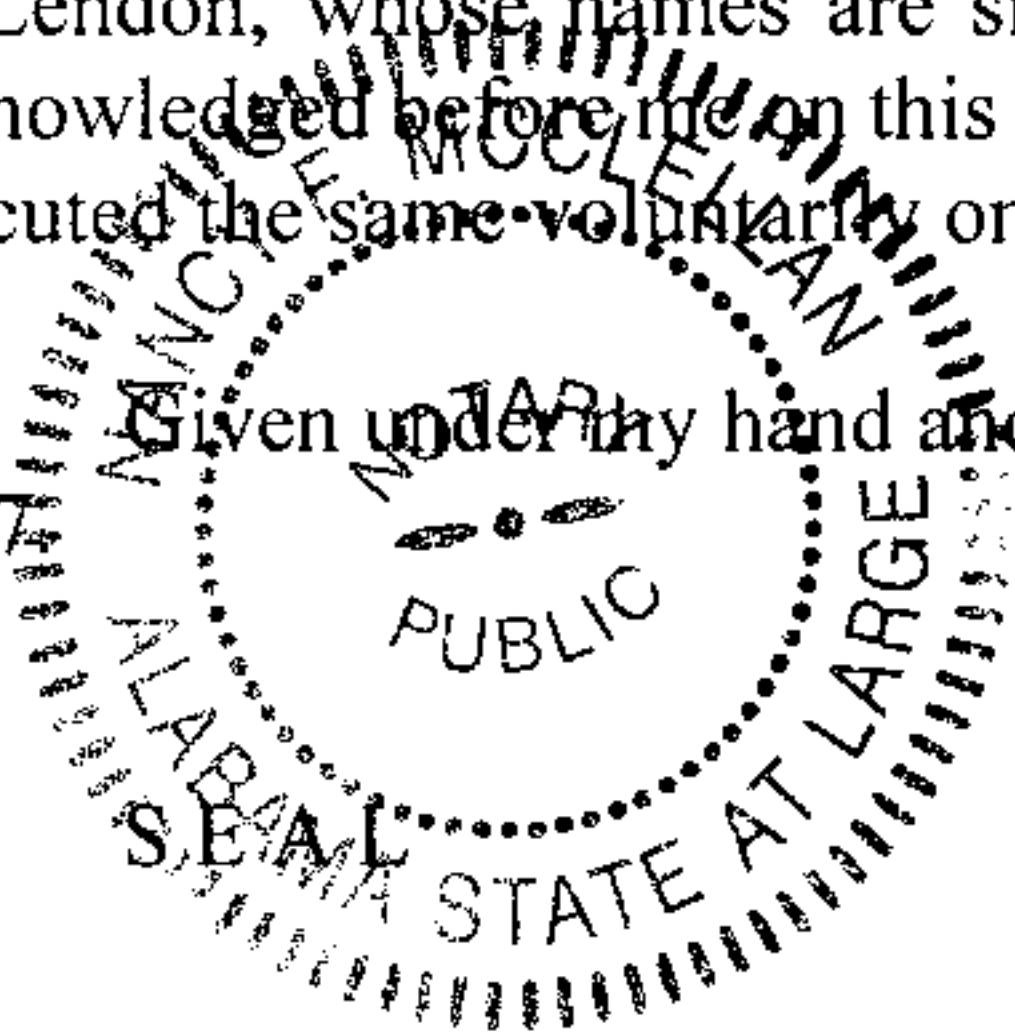


20171205000435640 2/2 \$418.50  
Shelby Cnty Judge of Probate, AL  
12/05/2017 12:48:48 PM FILED/CERT

STATE OF ALABAMA  
Montgomery COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM M. MCLENDON, SR. and wife, PEGGY F. MCLENDON, a/k/a Eula Jean McLendon, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of January, 2018  
Wanda McCullan  
Notary Public  
My Commission Expires: 2-4-19



SEND TAX NOTICE TO:  
The McLendon Family Management Trust  
7807 Wynlakes Blvd  
Montgomery, AL 36117