

Send tax notice to:
SHERRELL SULLIVAN MEEKS
5865 MCASHAN RIDGE ROAD
MCCALLA, AL, 35111

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

STATE OF ALABAMA

2017679

Jefferson COUNTY

20171205000435940
12/05/2017 01:44:13 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Six Thousand Four Hundred and 00/100 Dollars (\$226,400.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: PO BOX 612, HELENA, AL 35080** (hereinafter referred to as "Grantor") by SHERRELL SULLIVAN MEEKS and SHAWNTAY E MEEKS **whose property address is: 5865 MCASHAN RIDGE ROAD, MCCALLA, AL, 35111** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

LOT 22, ACCORDING TO THE SURVEY OF MCASHAN RIDGE, AS RECORDED IN MAP BOOK 44, PAGE 99, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not due and payable until October 1, 2017.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Right of way to Alabama Power Company recorded in Bessemer Real 765, Page 360.
4. Restrictions appearing of record in Instrument No. 200862-4656.
5. Easement granted to Alabama Power Company recorded in Instrument No. 200862-4656.
6. Grant of land easement and restrictive covenants to Alabama Power Company as recorded in Instrument No. 200804-14714.

\$226,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

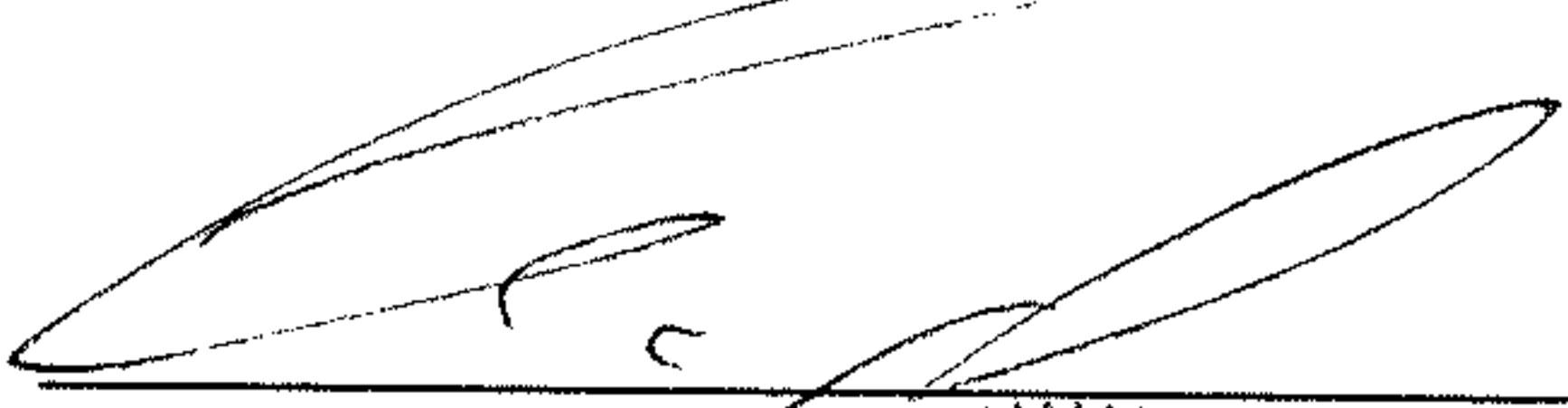
IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1st day of December, 2017.


SIERRA BUILDING COMPANY,
BY: BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

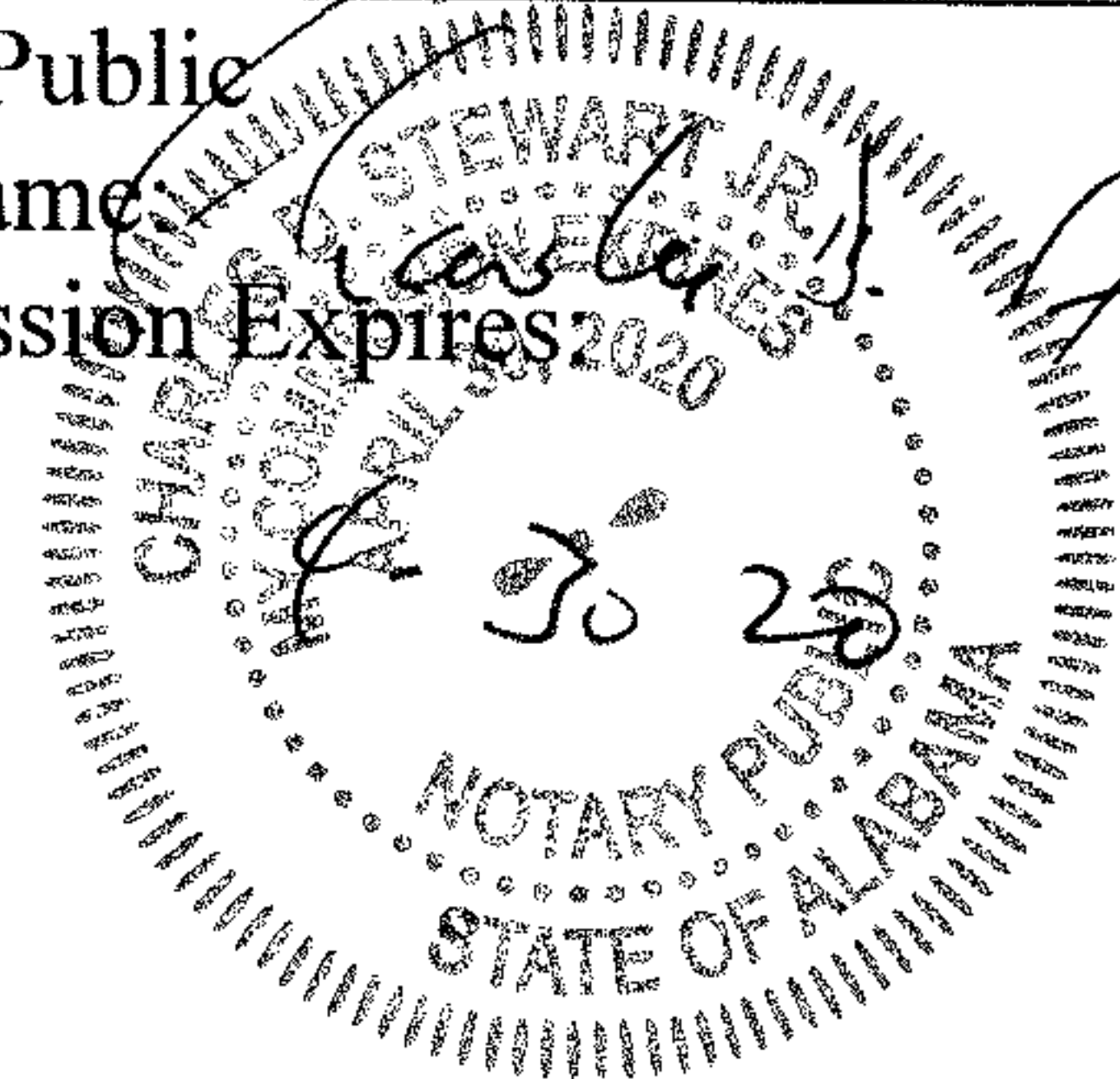
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 1st day of December, 2017.


Notary Public

Print Name: *Charles Stewart Jr.*

Commission Expires: *April 1, 2020*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 01:44:13 PM
\$19.00 CHERRY
20171205000435940

