

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Sent Tax Notice to:

Jeremiah McLean

Monique McLean

*1100 Highland Village Trail
Birmingham AL 35242*

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Million Three Hundred Thousand And 00/100 (\$1,300,000.00) and other good and valuable considerations to the undersigned, ServisFirst Bank, (hereinafter referred to as the "Grantor"), in hand paid by Jeremiah McLean, and Monique McLean, as joint tenants with right of survivorship (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama:

A parcel of land situated in the east half of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Being at a channel iron marking the northeast corner of said Section 27, Township 18 South, Range 1 East, said point being the point of beginning of said parcel; thence proceed S 0 degrees 06 minute 27 seconds E along the east line of said Section 27 for 400.00 feet to an iron pin set; thence proceed S44 degrees 53 minutes 33 seconds W 441.24 feet to an iron pin set; thence proceed S 0 degrees 06 minutes 27 seconds E, parallel to the east line of said Section 27 for 785.36 feet to an iron pin set; thence proceed N 89 degrees 37 minutes 25 seconds W 1045.71 feet to an iron pin set; thence proceed N 0 degrees 06 minutes 17 seconds W 498.00 feet to an Iron pin set; thence proceed N 44 degrees 55 minutes 12 seconds W 283.77 feet to an iron pin set; thence proceed N 0 degrees 06 minutes 27 seconds W 802.38 feet to an iron pin set on the north line of said Section 27; thence proceed S 89 degrees 37 minutes 25 seconds E for 1557.73 feet to the point of beginning of said parcel.

Together with the easement described in that certain Easement Agreement recorded in the Probate Office of Shelby County, Alabama, in Instrument No. 2009-117230.

Subject to the easement described in Grant of Easement and Settlement Agreement dated November 16, 2008 and of record in the Probate Office of Shelby County, Alabama, in Instrument No. 2008-445300.

Also subject to the easement described in that certain Easement Agreement dated October 20, 2008 and of record in the Probate Office of the Shelby County, Alabama, in Instrument No. 2009-117230

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement recorded in Instrument No. 20081120000445300 and 20090331000117230, Probate Records of Shelby County, Alabama.
4. Easement recorded in Book 207, Page 223, Probate Records of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises recorded in Book 59, Page 456 and re-recorded in Book 61, Page 928, Probate Records of Shelby County, Alabama.
6. Reservation as set out recorded in Book 59, Page 467, Probate Records of Shelby County, Alabama.
7. Encroachment of shed onto property located to the west as shown in that survey dated October 27, 2017 and prepared by William D. Callahan, AL Reg No 28251.
8. Unrecorded easement as reflected in a survey dated October 27, 2017 and prepared by William D. Callahan, Jr.
9. Any issue pertaining to access via existing easements.

Shelby County, AL 01/03/2018
State of Alabama
Deed Tax: \$65.00


20180103000001690 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
01/03/2018 10:24:40 AM FILED/CERT

10. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20171031000393620, in the Probate Office of Shelby County, Alabama.

\$1,235,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, 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 thereby 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.

And the Grantor does, for his/herself and his/her heirs and assigns, covenant with the said Grantees that Grantor is lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and his/her heirs and assigns shall, warrant and defend the same unto the said Grantees, their successors and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of December, 2017.

ServisFirst Bank

By: 

Its Senior Vice President

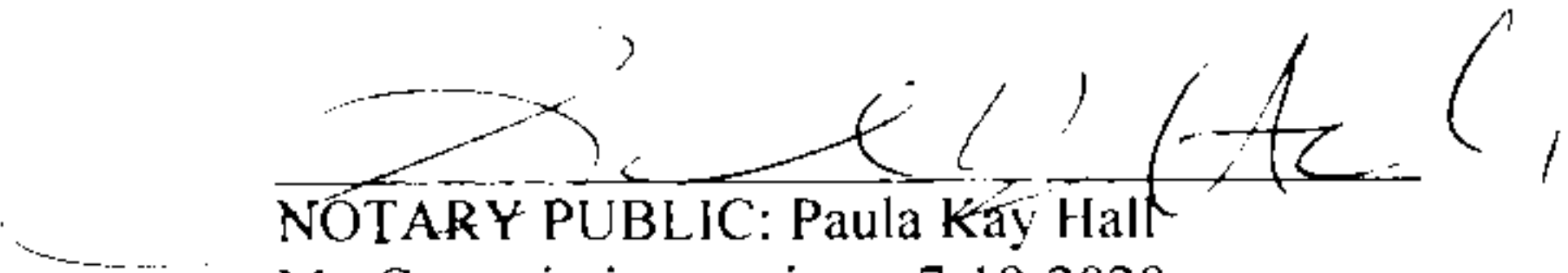
STATE OF ALABAMA

COUNTY OF JEFFERSON

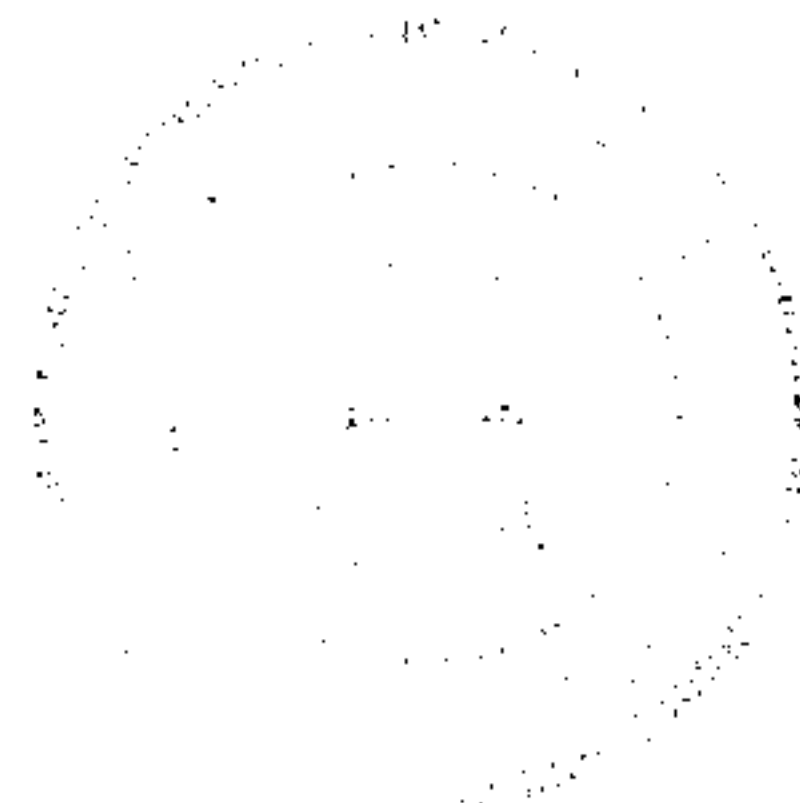

20180103000001690 2/3 \$86.00
Shelby Cnty Judge of Probate, AL
01/03/2018 10:24:40 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Lee, whose name as Senior Vice President of ServisFirst Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29th day of December, 2017.


NOTARY PUBLIC: Paula Kay Hall
My Commission expires: 7-19-2020
AFFIX SEAL

2017-001168



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>ServisFirst Bank</u>	Grantee's Name	<u>Jeremiah McLean, Monique McLean</u>
Mailing Address	<u>2500 Woodcrest Place, Homewood, AL 35209</u>	Mailing Address	<u>1100 Highland Village Trail Birmingham AL 35242</u>
Property Address	<u>1501 Mystic Valley View Sterrett, AL 35147</u>	Date of Sale	<u>12/29/2017</u>
		Total Purchase Price	<u>\$1,300,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/29/2017

☐ Unattested

(verified by)

Print Jeremiah McLean

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

20180103000001690 3/3 \$86.00
Shelby Cnty Judge of Probate, AL
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