

Send tax notice to:
DEREK ERNEST CRIST
189 SHORE FRONT LANE
WILSONVILLE, AL 35186

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

STATE OF ALABAMA
Shelby COUNTY

2017737

20180103000002120
01/03/2018 11:43:10 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, FREDERICK W. MCTAGGART and KIM D. MCTAGGART, HUSBAND AND WIFE **whose mailing address** is: 7330 WISTERIA AVE, PARKLAND FL 33076-3912 (hereinafter referred to as "Grantors") by DEREK ERNEST CRIST and ELIZABETH ANN CRIST **whose property address** is: 189 SHORE FRONT LANE, CHELSEA, AL, 35043 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 224, according to the Survey of Lakewood, Phase 2, as recorded in Map Book 35, Page 42, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

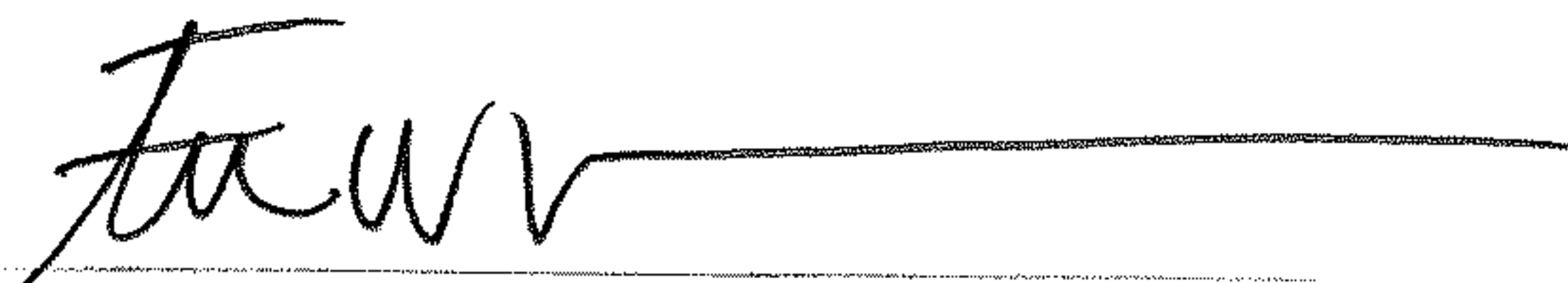

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easements, restrictions and setback lines as shown on recorded map.
3. Notes as shown on recorded map(s).
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument # 1997-9552 and Instrument # 2001-27341.
5. Easement to Alabama Power Company as recorded in Instrument # 20050801000383460.
6. Riparian and other rights created by the fact that the subject property fronts on a creek.
7. Covenant for storm water run-off control as set out in deed recorded in Instrument Number 20000805000399400.
8. Declaration of Covenants, conditions and restrictions as recorded in Instrument # 20040420000204930.

\$280,000.00 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.

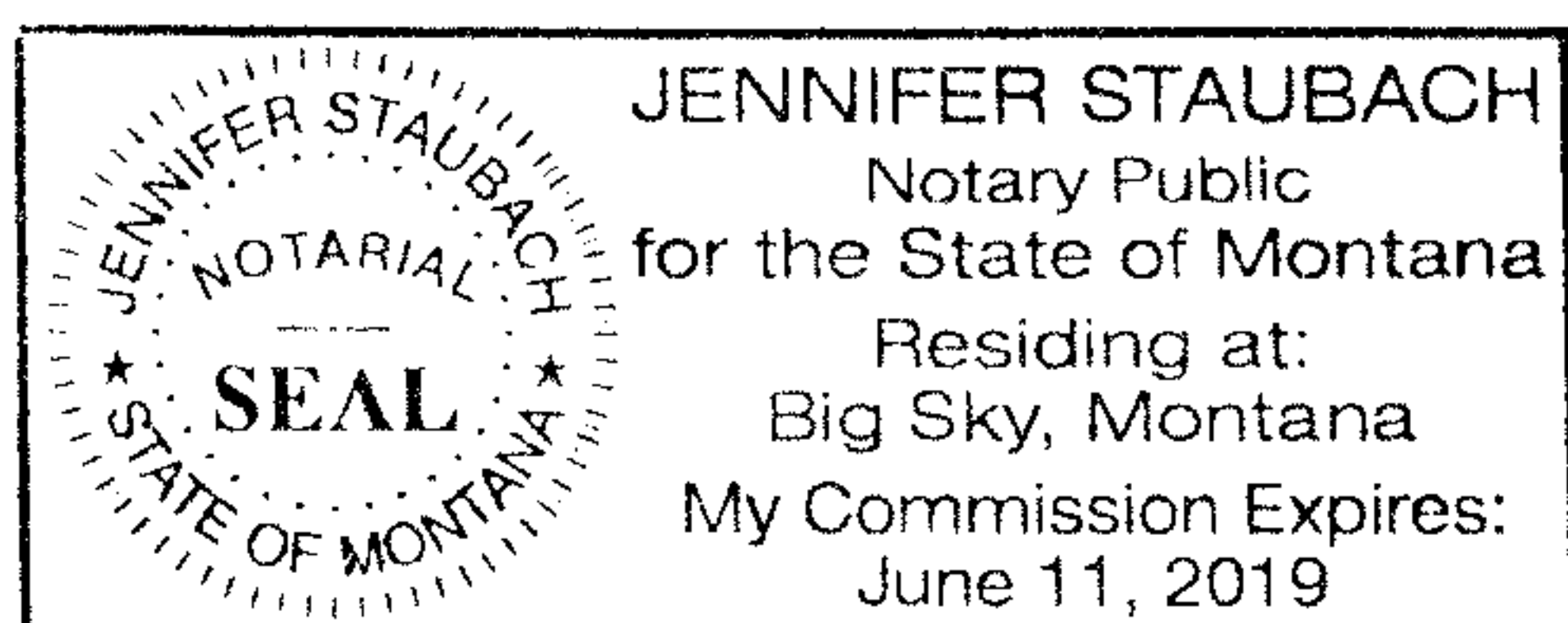
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 27 day of December, 2017.

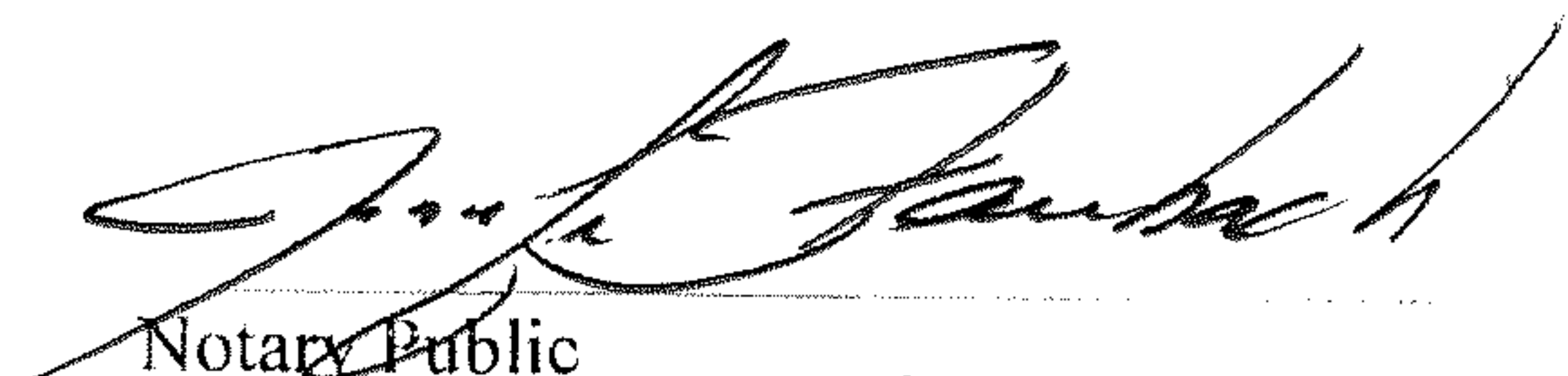

FREDERICK W. MCTAGGART

KIM D. MCTAGGART

STATE OF Montana
COUNTY OF Gallatin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FREDERICK W. MCTAGGART and KIM D. MCTAGGART whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of December, 2017.




Notary Public
Print Name: JENNIFER STAUBACH
Commission Expires: June 11, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 11:43:10 AM
\$178.00 CHERRY
20180103000002120

