

Send tax notice to:

MCGINNIS CONSTRUCTION CO., INC.
120 Summer Circle
Birmingham, AL 35242

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

TITLE NOT EXAMINED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and 00/100 and 00/100 (\$30,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MIKE MANTOOTH AND MELISSA MANTOOTH, HUSBAND AND WIFE, **whose mailing address** is 152 GREENBRIAR PLACE, CHELSEA, AL 35043 (hereinafter referred to as "Grantors") by MCGINNIS CONSTRUCTION CO., INC. **whose mailing address is** 120 SUMMER CIRCLE, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 324, ACCORDING TO THE FINAL PLAT LAKEWOOD PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

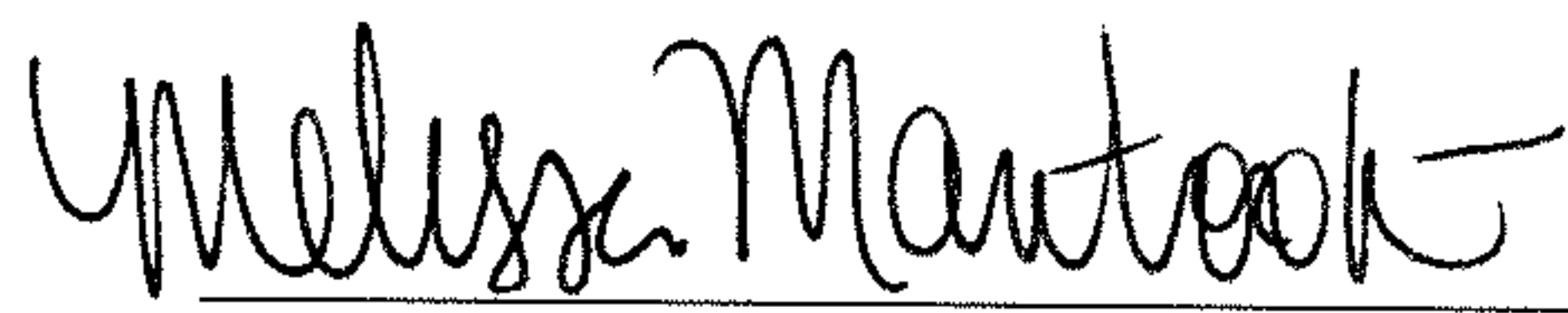
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2017 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages
4. Right of way granted to Alabama Power Company recorded in Inst. No. 2006-5268

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 22 day of February, 2018

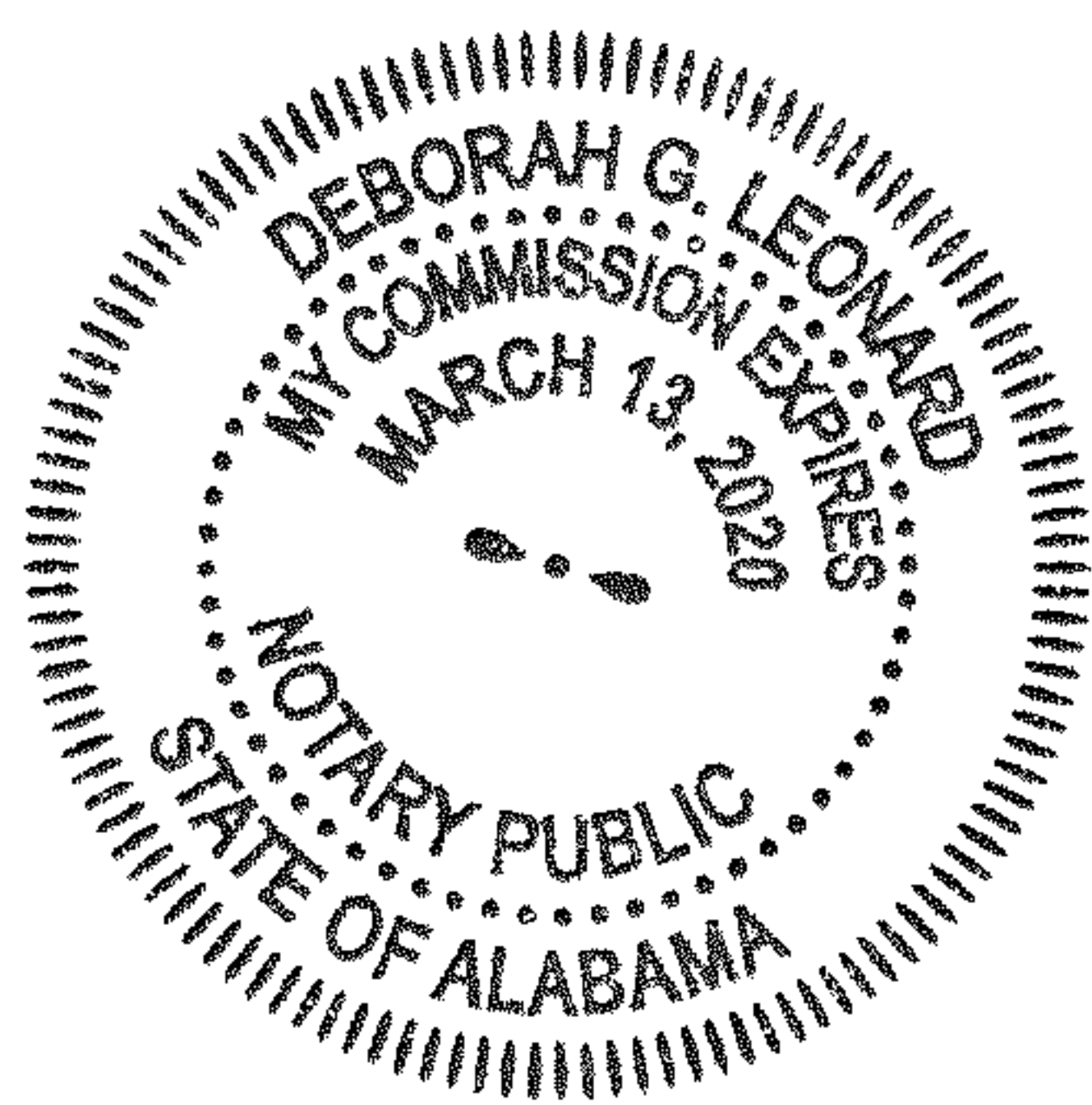

MIKE MANTOOTH


MELISSA MANTOOTH

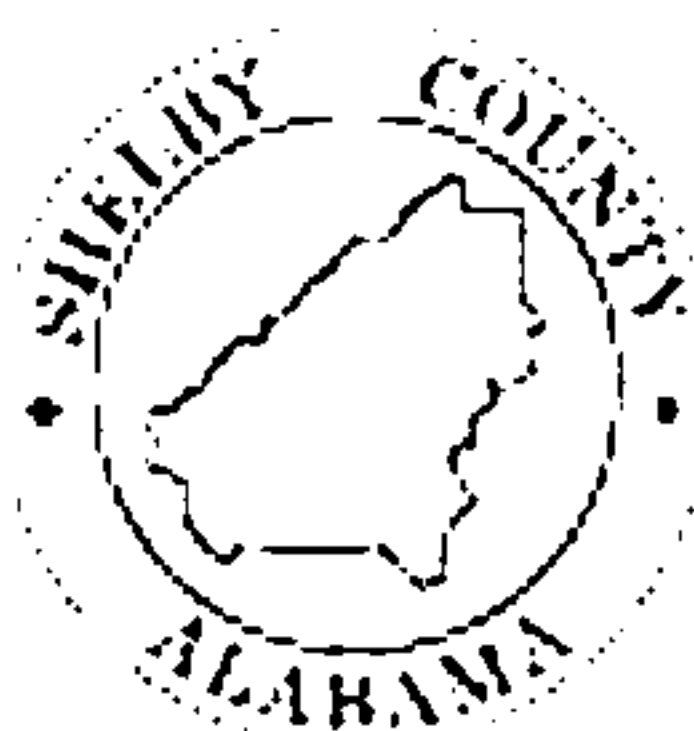
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MIKE MANTOOTH AND MELISSA MANTOOTH 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 22 day of February, 2018.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2018 10:07:57 AM
\$48.00 JESSICA
20180223000057550

