

20180302000067940
03/02/2018 11:26:37 AM
DEEDS 1/2

Send tax notice to:
KENNETH MCNEAL
233 CAHABA OAKS TRAIL
INDIAN SPRINGS, AL, 35124

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

2018052

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Three Thousand Four Hundred and 00/100 Dollars (\$403,400.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **THOMAS H. COFFEY and JANET E. COFFEY**, husband and wife, whose mailing address is: 4316 Glen Iris Cir Pelham AL 35124 (hereinafter referred to as "Grantors") by **KENNETH MCNEAL and TARA MCNEAL** whose property address is: 233 CAHABA OAKS TRAIL, INDIAN SPRINGS, AL, 35124 (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 8, according to the Survey of Cahaba Oaks as recorded in Map Book 18, Page 141, in the Probate Office of Shelby County, Alabama.

Kenneth McNeal and Kenneth Gerald McNeal are one and the same person.

Tara McNeal and Tara Leigh McNeal are one and the same person.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Cahaba Oaks recorded in Map Book 18, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Instrument #1994-27808.
4. Covenants, conditions and release of damages recorded in Instrument #1994-27808.
5. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision granted to Alabama Power Company in Instrument #1995-12818.
6. Articles of Incorporation of Cahaba Oaks Homeowners Association, Inc., as recorded in Instrument #1997-00381 and amended in Instrument #20060414000174330.

\$542,700.00 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 1st day of March, 2018.

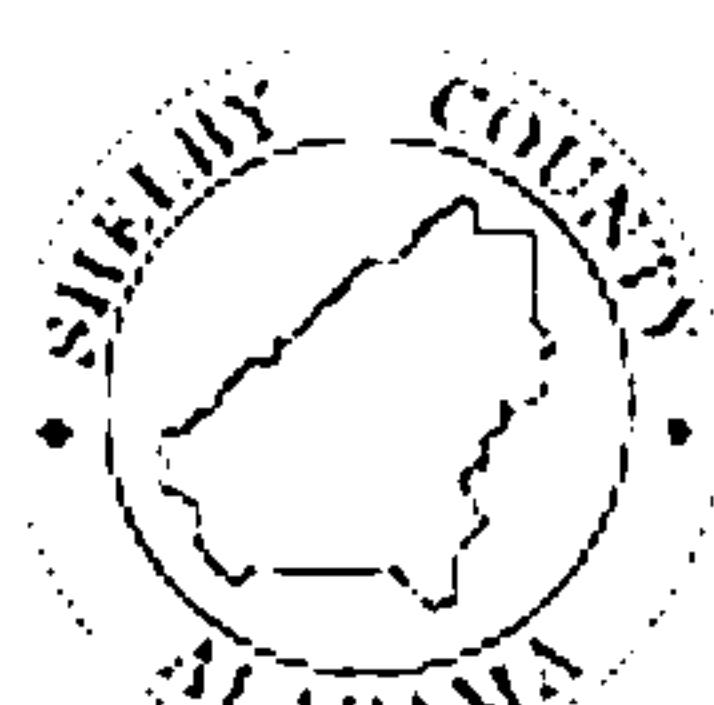
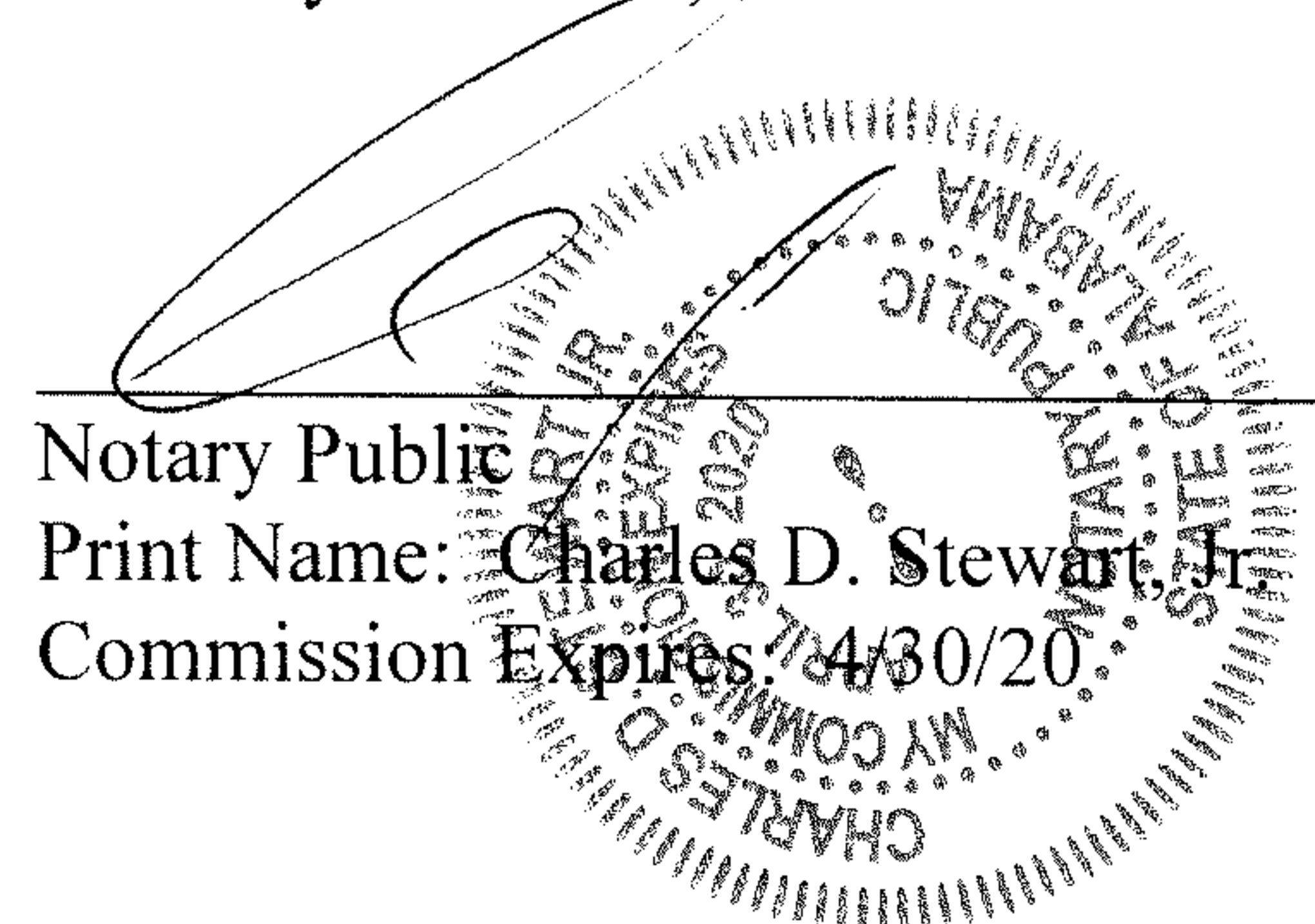
Thomas H. Coffey
THOMAS H. COFFEY


Janet E. Coffey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS H. COFFEY and JANET E. COFFEY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 2018.



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 11:26:37 AM
\$19.00 CHERRY
20180302000067940**

John H. Smith