

Send tax notice to:
Matthew & Amanda Eddleman
4953 Keith Drive
Birmingham, AL 35242
BHM1800139

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180312000079240
03/12/2018 01:24:33 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Five Thousand and 00/100 Dollars** (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Karen McGee and C. Jeffery McGee**, husband and wife, whose mailing address is: 11215 58th hereinafter referred to as "Grantors"), by **Matthew Eddleman and Amanda Eddleman** (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, the address of which is **4953 Keith Drive, Birmingham, AL 25242**, to-wit:

Lot 44, according to the Survey of Oak Meadows, 2nd Sector, as recorded in Map Book 22, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

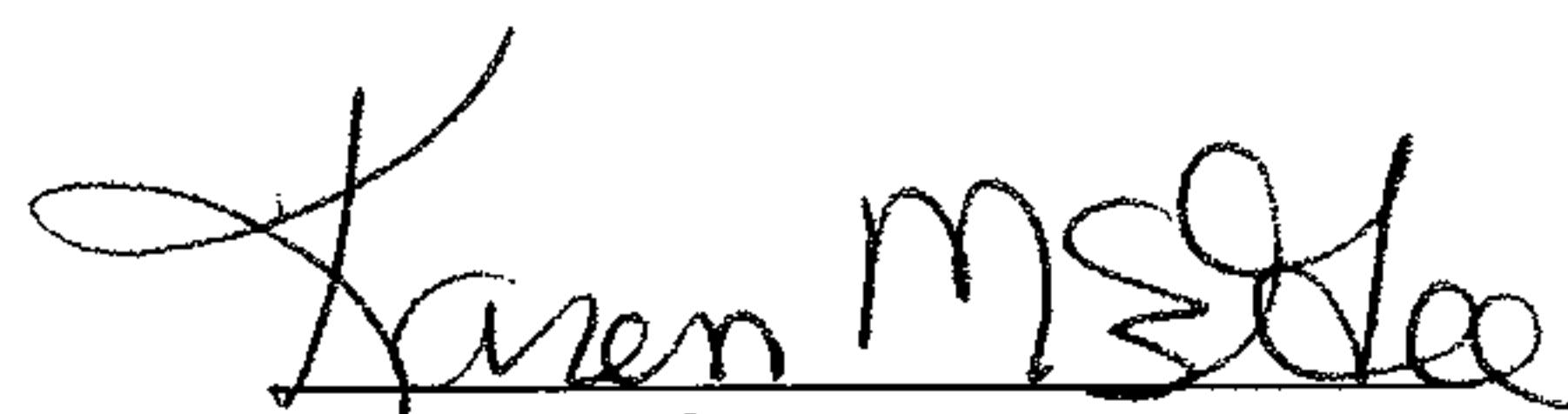
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$227,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Karen McGee and C. Jeffery McGee have hereunto set their signatures and seals on March 9, 2018.



Karen McGee

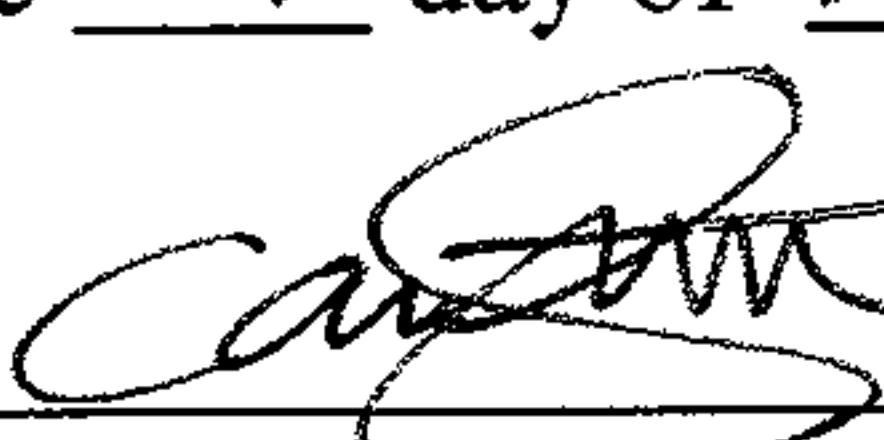


C. Jeffery McGee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen McGee and C. Jeffery McGee, 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.

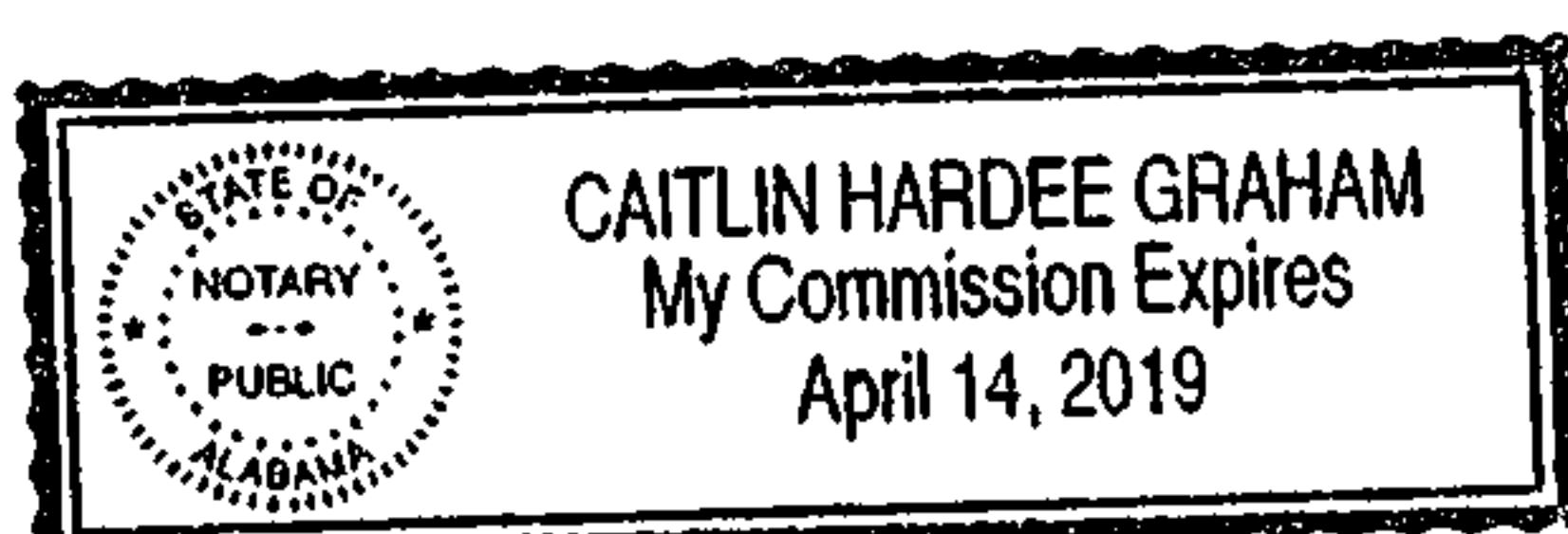
Given under my hand and official seal this the 9 day of MARCH, 2018



Notary Public

Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APRIL 14, 2019

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/12/2018 01:24:33 PM
\$115.50 CHERRY
20180312000079240

