

This Instrument Prepared By:
T. Anderson Mears, II
Attorney at Law
2112 11th Avenue South, Suite 217
Birmingham, AL 35205
Tel: (205) 326-4146

Send Tax Notices To:
CHESTNUT PARTNERS LLC
1701 Oxmoor Road
Birmingham, AL 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One Hundred, Seventy-Nine Thousand, and 00/100 Dollars (\$179,000.00), and other good and valuable consideration which can be verified by Sales Contract, this day in hand paid to the undersigned Grantors, **Furman Y. McCullough and Mary J. McCullough, husband and wife**, (hereinafter referred to as GRANTORS) the receipt whereof is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey unto the Grantee, **Chestnut Partners LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE) the following described Real Estate, situated in the County of Shelby, State of Alabama, to wit:

Lot 25, according to the Survey of Hearthwood, as recorded in Map Book 16, page 27, in the Probate Office of Shelby County, Alabama.


STREET ADDRESS: 2204 Hearthwood Circle
Birmingham, AL 35242

SUBJECT TO:

- (1) Taxes due in the year 2018 and thereafter;
- (2) Mineral rights and mining rights not owned by the Grantor,
- (3) Easements, restrictions, encumbrances, building lines and rights-of-way of record, including but not limited to:
 - (a) Restrictions appearing of record in Instrument 1992-4680 and amended by Instrument 1994-6512, in the Probate Office of Shelby County, Alabama.
 - (b) Easement to Alabama Power Company recorded in Instrument 19923-26817, in the Probate Office of Shelby County, Alabama.
 - (c) Right of Way granted to Alabama Power Company by Instrument recorded in Real 124, page 563 and Real 174, page 68 in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD to the said GRANTEE, its, successors and assigns forever.

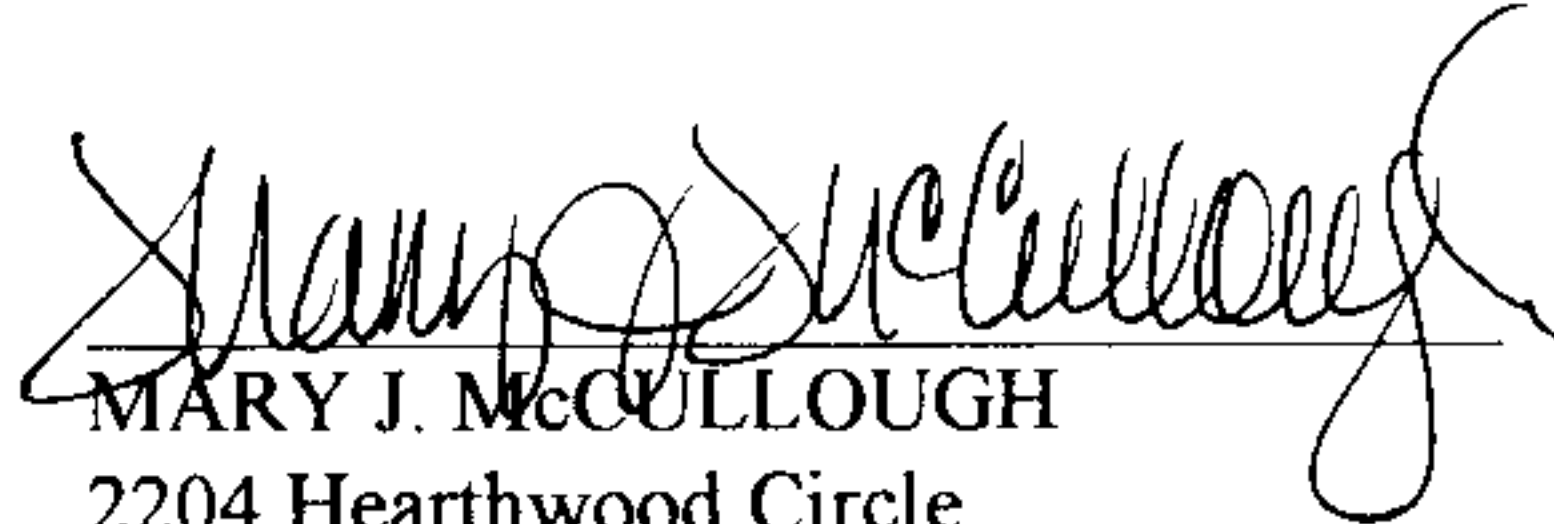
Shelby County, AL 03/15/2018
State of Alabama
Deed Tax: \$179.00


20180315000084720 1/2 \$197.00
Shelby Cnty Judge of Probate, AL
03/15/2018 11:07:07 AM FILED/CERT

AND SAID GRANTORS, for said GRANTORS and GRANTORS' heirs, successors and assigns, covenant with GRANTEE and with GRANTEE'S successors and assigns that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and that GRANTORS have good right to sell and convey the same as aforesaid; that GRANTORS shall, and GRANTORS' heirs, successors and assigns shall warrant and defend the same to the GRANTEE its successors and assigns forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 14th day of MARCH 2018.


FURMAN Y. McCULLOUGH
2204 Hearthwood Circle
Birmingham Al 35242

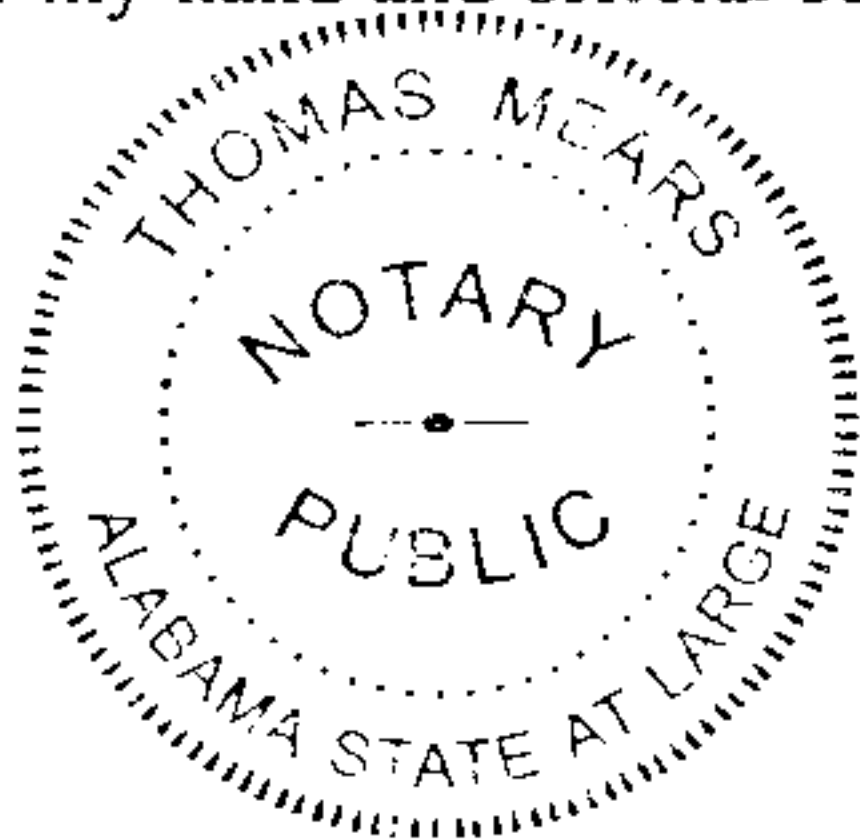

MARY J. McCULLOUGH
2204 Hearthwood Circle
Birmingham Al 35242

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Furman Y. McCullough and Mary J. McCullough**, 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of MARCH 2018.




Notary Public
My Commission Expires: 5-8-21



20180315000084720 2/2 \$197.00
Shelby Cnty Judge of Probate, AL
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