

Send tax notice to:  
TIMOTHY ROY YAEGER  
2525 WESTMINSTER 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

2018122

SHELBY COUNTY

**20180417000128490**  
**04/17/2018 12:54:38 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ninety-Five Thousand and 00/100 Dollars (\$295,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ACIPCO FEDERAL CREDIT UNION** whose mailing address is: 1501 31<sup>st</sup> AVENUE N, BIRMINGHAM, AL 35207 (hereinafter referred to as "Grantor") by **TIMOTHY ROY YAEGER and KATIE E. YAEGER** whose property address is: 2525 WESTMINSTER CIRCLE, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 32, according to the Survey of Meadowridge, as recorded in Map Book 11, Page 40 A&B, 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 due and payable until October 1, 2018.
2. Easements and building lines as shown by record plat.
3. Restrictions in Real 148, page 264.
4. Transmission line permit to Alabama Power in Deed Book 129, page 547.
5. Right of way to Alabama Power Co. in Deed Book 277, page 27.
6. Agreement with Alabama Power for underground cables in Real 142, page 163 and covenants in Real 145, page 701.
7. Mineral and mining rights in Real 174, page 631.

\$289,656.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ACIPCO FEDERAL CREDIT UNION, by JO ALVIS, its Manager/CEO, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 13th day of April, 2018.

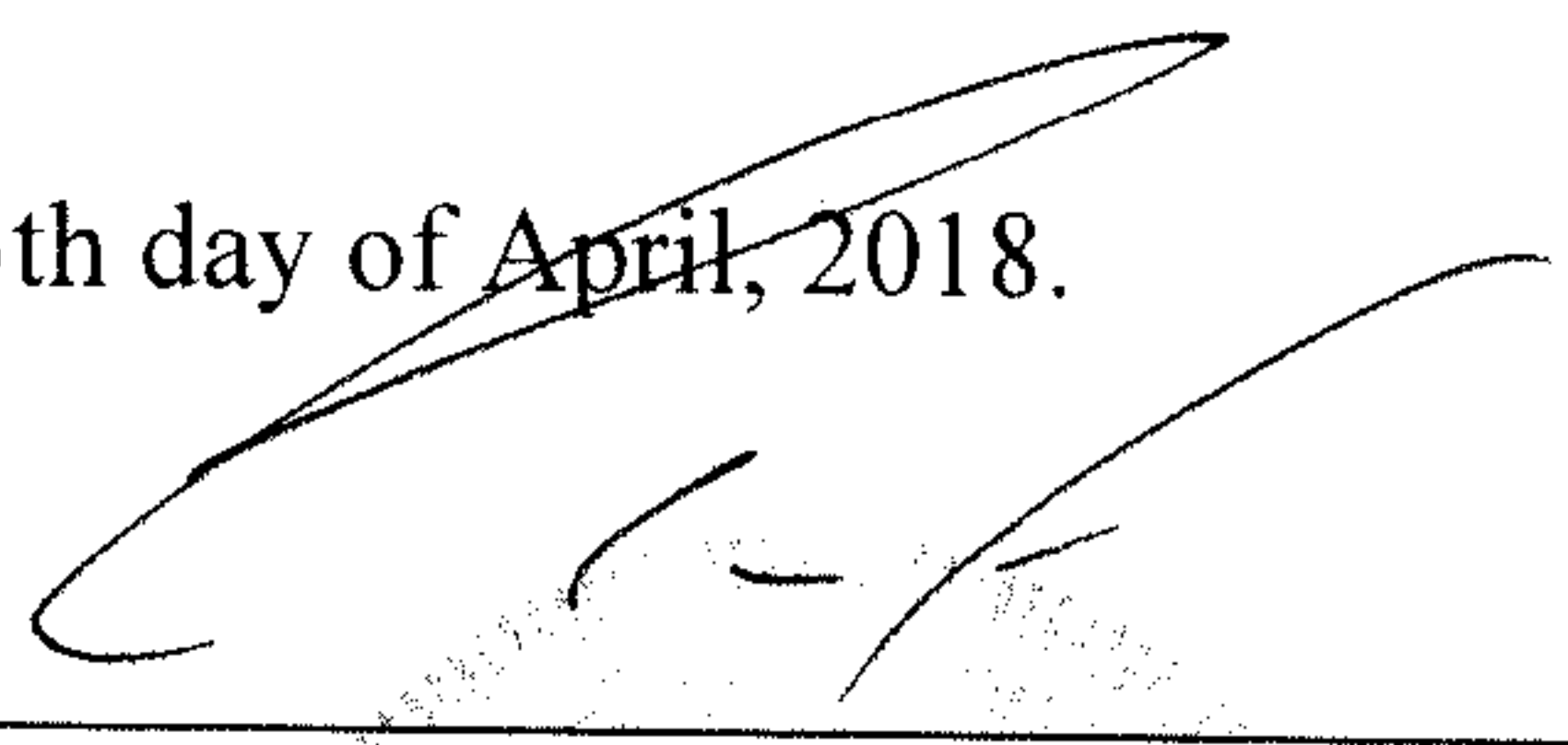
ACIPCO FEDERAL CREDIT UNION

  
BY: JO ALVIS  
ITS: MANAGER/CEO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JO ALVIS, whose name as MANAGER/CEO OF ACIPCO FEDERAL CREDIT UNION, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of April, 2018.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/17/2018 12:54:38 PM  
\$23.50 CHERRY  
20180417000128490

