

Send tax notice to:
THOMAS E MCCULLY
3416 CROSSINGS WAY
HOOVER, 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

2018212

SHELBY COUNTY

20180503000150520
05/03/2018 11:01:03 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Six Thousand and 00/100 Dollars (\$306,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ALLISON COBB**, a single individual, whose mailing address is: 3120 Sunny Meadows Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **THOMAS E MCCULLY and DONNA S MCCULLY** whose property address is: 3416 CROSSINGS WAY, HOOVER, 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 5-A, according to the survey of Resurvey of Lots 5 and 6 Caldwell Crossings, as recorded in Map Book 29, Page 67, 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 yet due and payable until October 1, 2018.
2. Right-of-way granted to SHELBY County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.
3. Right-of-way granted to Alabama Power Company recorded In Real Volume 142, Page 148 and Real Volume 142, Page 148.
4. Right-of-way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.
5. Restrictions recorded in Inst. No. 2002-02381; Inst. No. 2002-320730; Inst. No. 2002-613570 and Inst. No. 2003-436650.
6. Easement(s), building line(s) and restriction(s) as shown on recorded map.
7. 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.

\$290,700.00 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 her hand and seal this the 30th day of April, 2018.

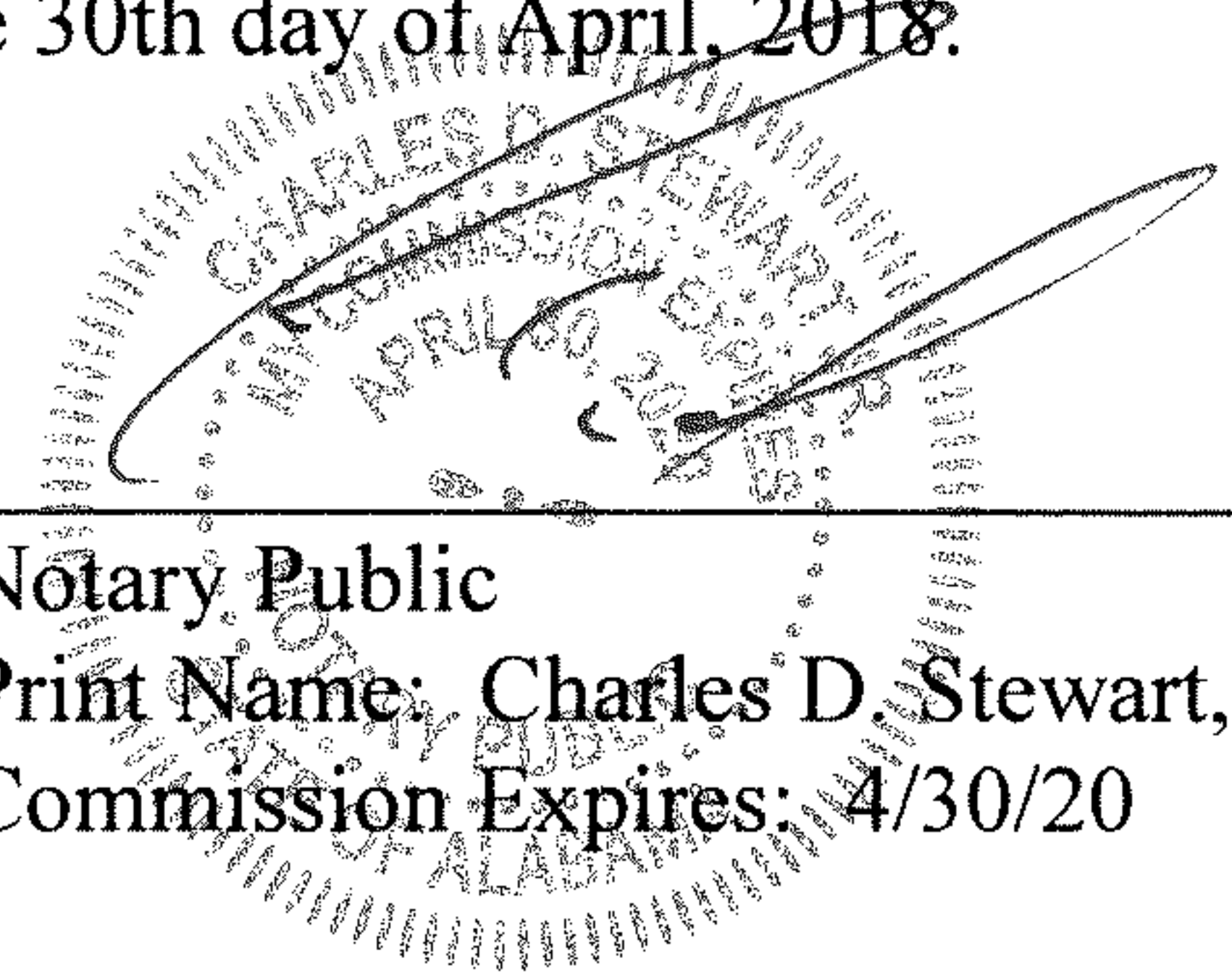


ALLISON COBB

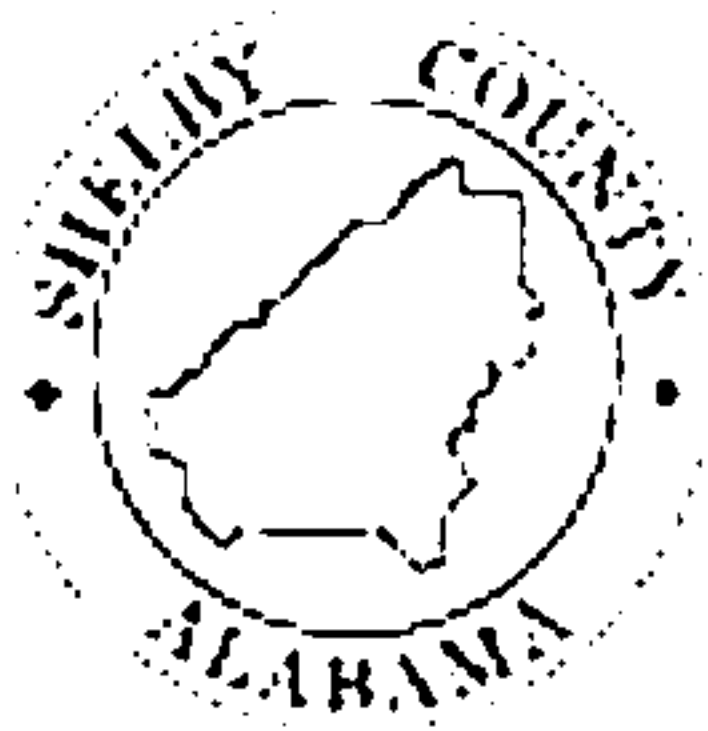
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLISON COBB whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th 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
05/03/2018 11:01:03 AM
\$33.50 CHERRY
20180503000150520

