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06/27/2018 03:35:48 PM
DEEDS 1/2

Send tax notice to:
JASON S ELROD
5208 MEADOW GARDEN LANE
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
SHELBY COUNTY

2018329

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred One Thousand and 00/100 Dollars (\$301,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MICHAEL N. MCQUEEN**, a married man, whose mailing address is: 138 Holiday Estates Dr Pell City AL 35254 (hereinafter referred to as "Grantor") by **JASON S ELROD and PATRICIA S ELROD** whose property address is: 5208 MEADOW GARDEN LANE, 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 3, Block 2, according to the Survey of Sunny Meadows Phase 2, as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby County, Alabama.

The property referenced above is not the homestead of the Grantor, nor that of his spouse.

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 36, Page 881.
4. Right-of-way granted to Alabama Power Company recorded in Real Volume 139, Page 28; Deed Book 134, Page 514; Deed Book 173, Page 192; Deed Book 173, Page 465; Deed Book 139, Page 140; Deed Book 139, Page 548 and Deed Book 220, Page 69.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded In Deed Book 326, Page 12 and Misc. Volume 37, Page 22.
6. Agreement with Alabama Power Company relating to electrical facilities as recorded in Misc. Volume 37, Page 21.
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

\$255,850.00 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 his hand and seal this the 22nd day of June, 2018.


MICHAEL N. MCQUEEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL N. MCQUEEN 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 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
06/27/2018 03:35:48 PM
\$63.50 CHERRY
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