

Send tax notice to:

Adam C. Elliott
5420 Afton Drive
Birmingham, AL 35242
BHM1800885

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Forty Thousand and 00/100 Dollars (\$540,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Falin David McMellon and Sarah McMellon**, husband and wife, whose mailing address is 71650 Partridge Street Circle, Lakewood Ranch, FL 34202, (hereinafter referred to as "Grantors"), by **Adam C. Elliott**, whose mailing address is 5420 Afton Drive, Birmingham, AL 35242, (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 **5420 Afton Drive, Birmingham, AL 35242**, to-wit:

Lot 2, Block 10, according to the Plat of the Second Addition to Woodford, a subdivision of Inverness, as recorded in Map Book 12, Page 58, 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.

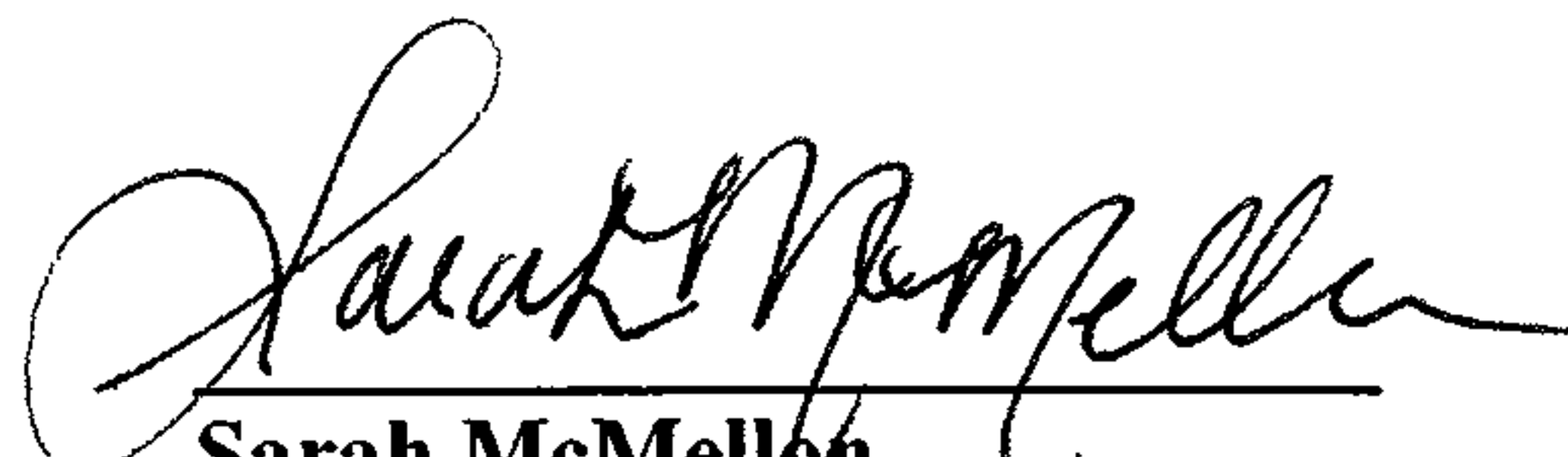
\$453,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, **Falin David McMellon and Sarah McMellon**, have hereunto set their signatures and seals on October 5, 2018.


Falin David McMellon

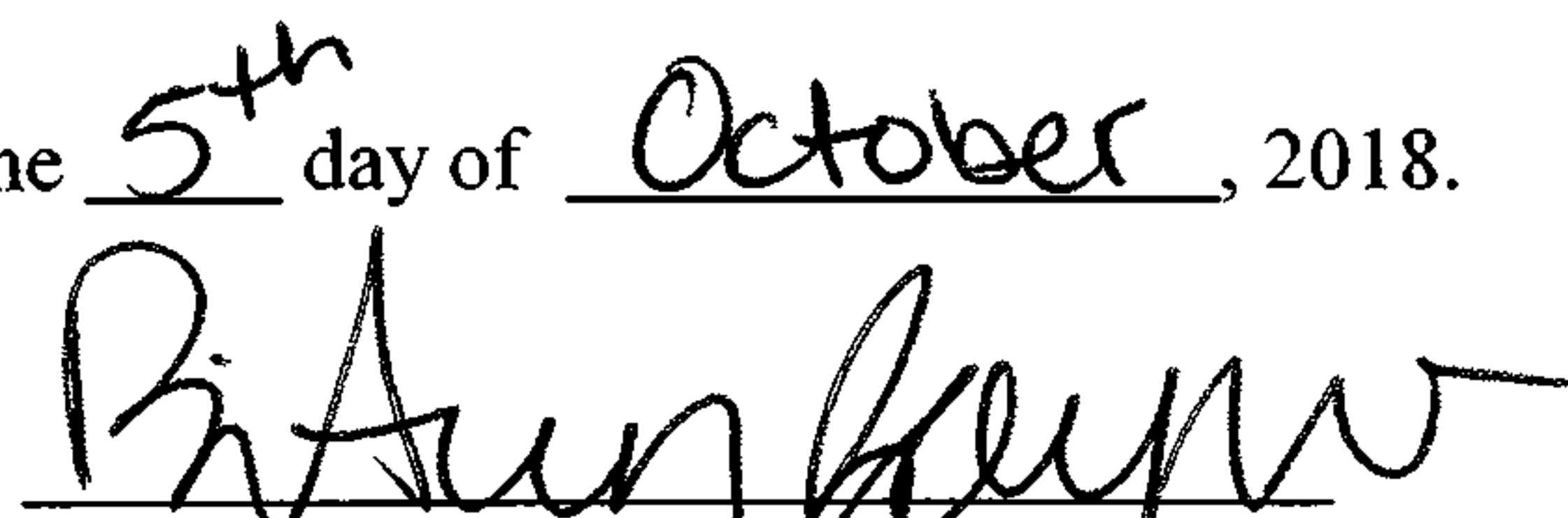

Sarah McMellon

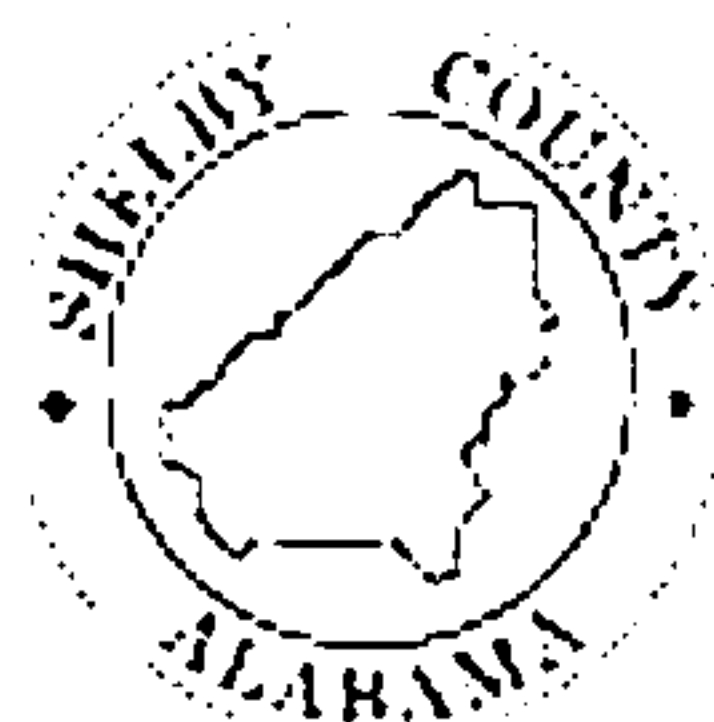
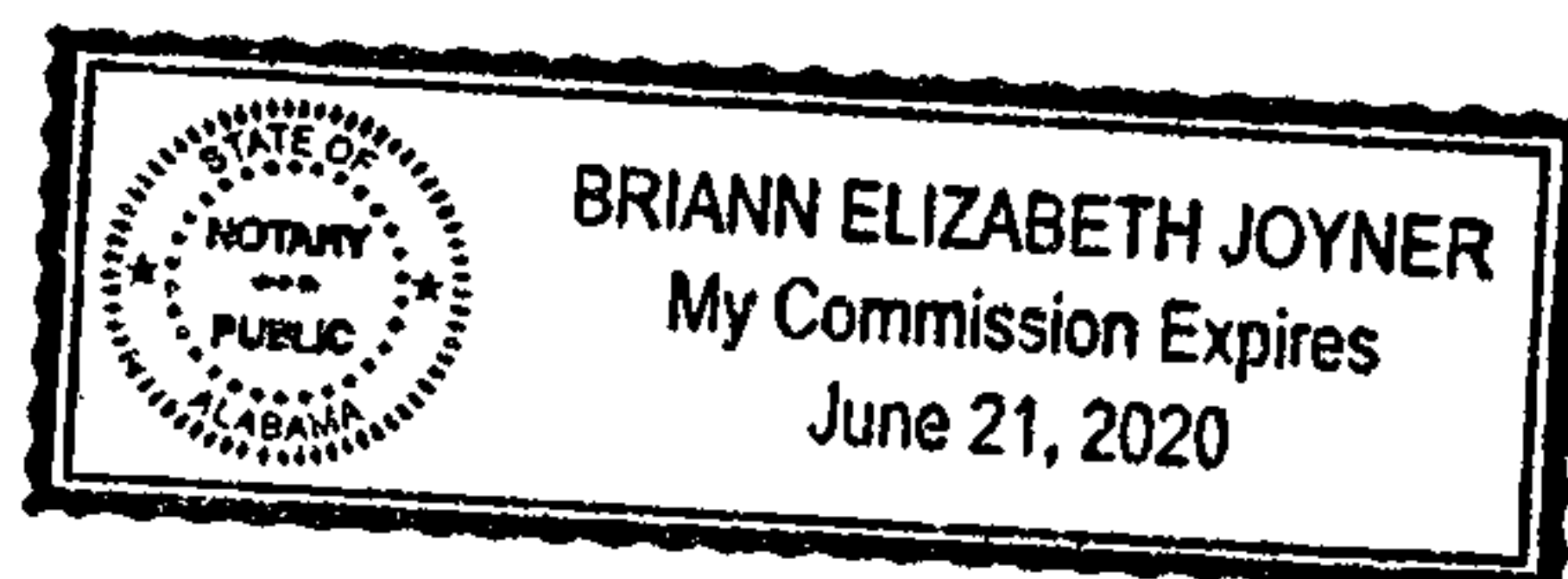
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Falin David McMellon and Sarah McMellon**, 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 5th day of October, 2018.

(NOTARIAL SEAL)


Notary Public
Print Name: Briann Joyner
Commission Expires: June 21, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2018 03:20:12 PM
\$105.00 CHERRY
20181008000359040

Allen S. Bayl