

Send tax notice to:

DENNIS R. NOLAND
2333 INDIAN CREST DRIVE
INDIAN SPRINGS, AL 35124

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

2018571

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 and 00/100 (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSHUA A. MEEKS and MARY C. MEEKS, husband and wife **whose mailing address** is 55 INDIAN CREST DRIVE, INDIAN SPRINGS, AL 35124 (hereinafter referred to as "Grantors") by DENNIS R. NOLAND and REBECCA B. NOLAND **whose mailing address is** 2333 INDIAN CREST DRIVE, INDIAN SPRINGS, AL 35124 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 3, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Restrictions appearing of record in Deed Volume 224, Page 436 and Shelby Real 346, Page 122.
5. Right of way granted to Alabama Power Company recorded in Deed Volume 176, Page 73, Deed Volume 176, Page 71 and Deed Volume 176, Page 75.
6. Right of way to Shelby County recorded in Deed Volume 135, Page 7.

\$0.00 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. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of October, 2018.

Joshua A. Meeks

JOSHUA A. MEEKS
Mary C. Meeks

MARY C. MEEKS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSHUA A. MEEKS and MARY C. MEEKS, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2018.

[Signature]

Notary Public
Print Name: *Charles Stewart Jr.*
Commission Expires: *30 20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2018 12:51:50 PM
\$293.00 CHERRY
20181017000367580

Allie S. Boyd