

Send tax notice to:
SCOTT A. MYERS
196 BENT CREEK DRIVE
CHELSEA, AL 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018620

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC **whose mailing address is: PO Box 612, Helena, AL 35080** (hereinafter referred to as "Grantor") by SCOTT A. MYERS and ANGELINE M. QUINHOES **whose property address is: 196 BENT CREEK DRIVE, CHELSEA, AL, 35043** (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 63, according to the Map and Survey of Bent Creek Subdivision, Sector 2, Phase 2, as recorded in Map Book 47, Page 25, 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 due and payable until October 1, 2019.
2. Right of way granted to Alabama Power Company as set forth in Deed Volume 126, Page 55.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20170112000016100, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Grant of Easement in Land for an underground subdivision in favor of Alabama Power Company as recorded in Instrument No. 20161021000387050.
5. Grant of Land Easement and Restrictive Covenants for underground facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 20051031000564180; Instrument No. 20061212000600960 and Instrument No. 20060630000315120.
6. Easement to BellSouth Telecommunications, Inc. as recorded in Instrument No. 20051212000641700, in the Probate Office of Shelby County, Alabama.
7. Easements and building lines as shown on recorded map.

\$335,725.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 8th day of November, 2018.

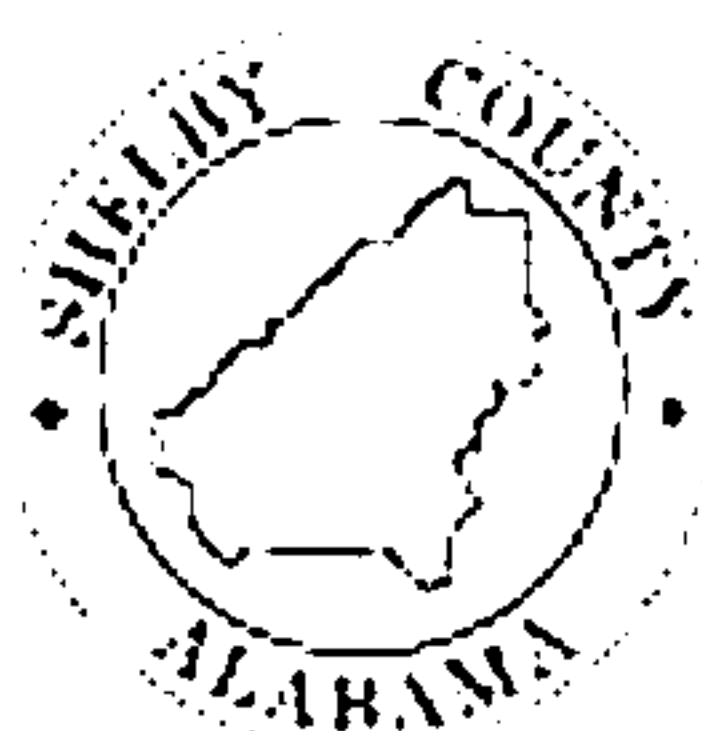
SIERRA BUILDING COMPANY, LLC
BY: BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Gossett, whose name as Member of SIERRA BUILDING COMPANY, LLC, 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, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 8th day of November, 2018.

Notary Public
Print Name: *Charles S. Stewart Jr.*
Commission Expires: *12/30/20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2018 02:39:29 PM
\$19.00 JESSICA
20181109000398900

Allen S. Bayl