

20181207000427810
12/07/2018 10:39:03 AM
DEEDS 1/2

Send tax notice to:
SCOTT M TAYLOR
445 LIBERTY RIDGE ROAD
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
Shelby COUNTY

2018658T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in 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, **THOMAS E MCCULLY and DONNA S MCCULLY, HUSBAND AND WIFE** whose mailing address is: 34116 Crossings Way, Birmingham AL 35242 (hereinafter referred to as "Grantors") by **SCOTT M TAYLOR and LAURA J TAYLOR** whose property address is: **445 LIBERTY RIDGE ROAD, 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 26, according to the Survey of Countryside at Chelsea, Phase II as recorded in Map Book 10, page 94, 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. Restrictions, public utility easements and setback lines as shown on the recorded map of Countryside at Chelsea, Phase II, as recorded in Map Book 10, page 94.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions and Restrictions as recorded in Book 120, Page 316; Book 123, Page 10; Book 202, Page 681; Book 21, Page 332; Instrument #19951127000338731 and Instrument 20030703000420030.
5. Agreement recorded in Book 129, page 575.

\$290,000.00 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/her hand and seal this the 6th day of December, 2018.

Thomas E. McCully
THOMAS E MCCULLY

Donna S. McCully
DONNA S MCCULLY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS E MCCULLY and DONNA S MCCULLY 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 6th day of December, 2018.

Charles D. Stewart Jr.
Notary Public
Print Name: *Charles D Stewart Jr.*
Commission Expires: *4-30-20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2018 10:39:03 AM
\$53.00 CHERRY
20181207000427810

Allie S. Bayl