

Send tax notice to:  
BILLIE LANGLEY  
142 HIDDEN CREEK CIRCLE  
PELHAM, 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

2018670

SHELBY COUNTY

**20181214000438350**  
**12/14/2018 03:41:38 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Eight Thousand Nine Hundred and 00/100 Dollars (\$128,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **SHIRLEE A. FANNING and SHIRL MEDERLET, AS TRUSTEES OF THE SHIRLEE A. FANNING MANAGEMENT TRUST DATED FEBRUARY 22, 2012**, whose mailing address is: 137 WOODCREEK DRIVE E, SAFETY HARBOR, FL 34695 (hereinafter referred to as "Grantor") by **BILLIE LANGLEY** whose property address is: 142 HIDDEN CREEK CIRCLE, PELHAM, AL, 35124 (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 22-A, according to the Resurvey of Lots 1 through 23, Hidden Creek, as recorded in Map Book 24, Page 7, 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. Such state of facts as shown on record subdivision plat recorded in Map Book 24, Page 7, Shelby County Records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. Restrictions as shown by recorded map.
5. Restrictions appearing of recorded in Instrument 1999-1568 and Instrument 2000-41083, in the Probate Office of Shelby County, Alabama.
6. Easement granted Plantation Pipeline, recorded in Volume 253, page 572 in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants as recorded in Instrument 1993-03074 and First Amendment recorded in Instrument 1998-23229, in the Probate Office of Shelby County, Alabama.


\$126,564.00 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, the said Grantor, SHIRLEE A. FANNING MANAGEMENT TRUST, by SHIRLEE A. FANNING and SHIRL MEDERLET, its TRUSTEES, who are authorized to execute this conveyance, has hereunto set their signature and seal on this the 4<sup>th</sup> day of December, 2018.

SHIRLEE A. FANNING MANAGEMENT TRUST

  
BY: SHIRLEE A FANNING  
ITS: TRUSTEE

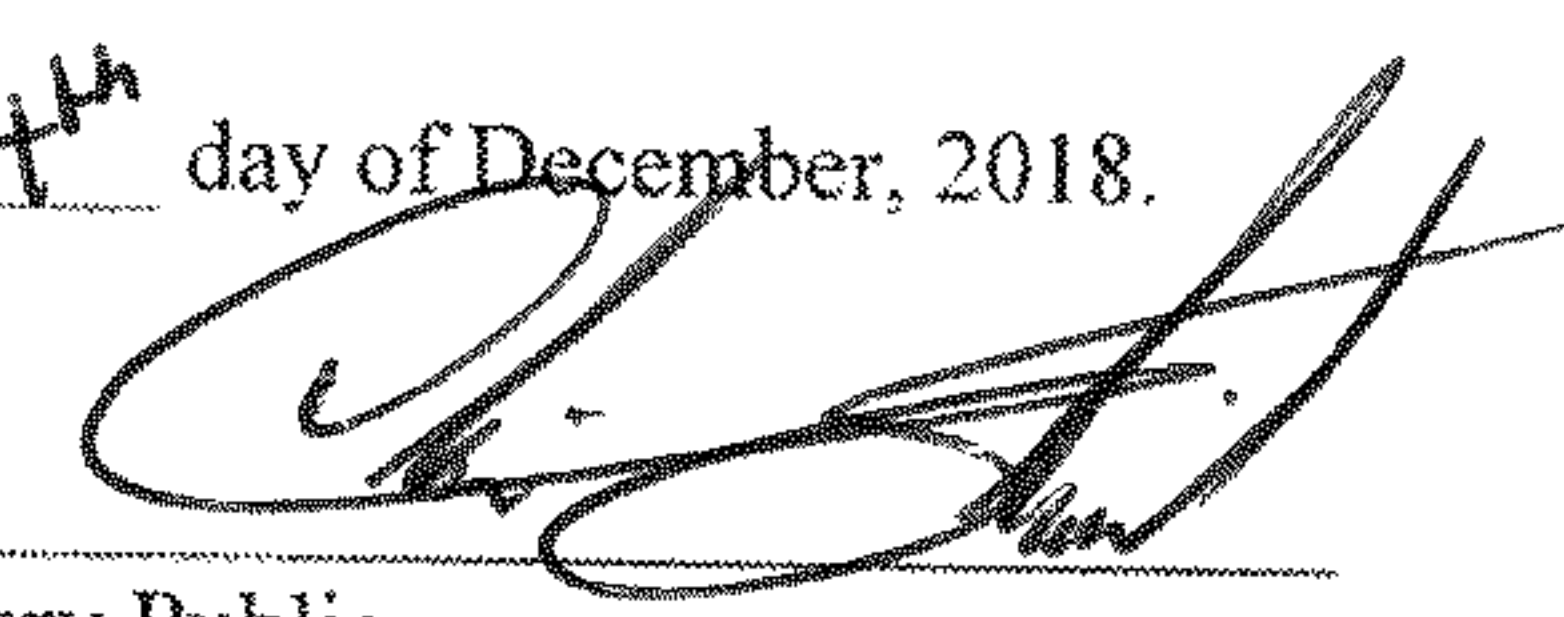
  
BY: SHIRL MEDERLET  
ITS: TRUSTEE

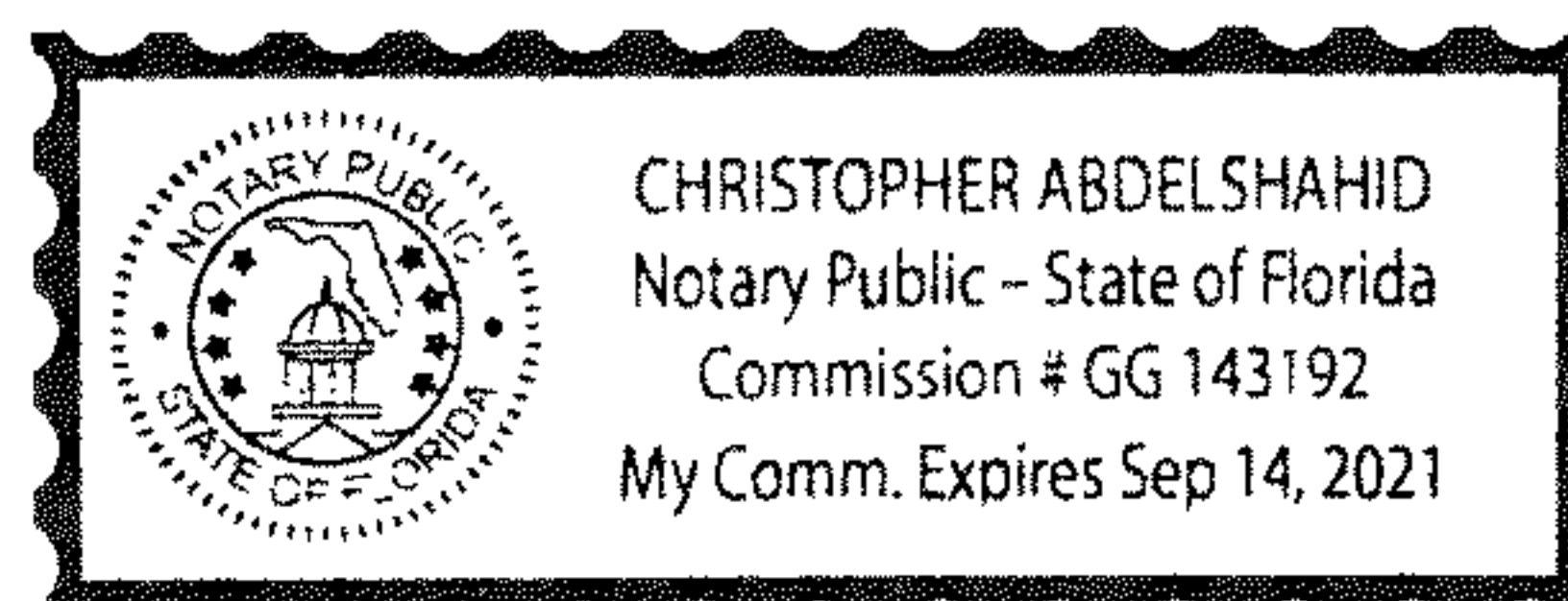
STATE OF FLORIDA

COUNTY OF Pinellas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHIRLEE A. FANNING and SHIRL MEDERLET, whose names as TRUSTEES of the SHIRLEE A. FANNING MANAGEMENT TRUST, are 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, they executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 4<sup>th</sup> day of December, 2018.

  
Notary Public  
Print Name: Chris Abdelshahid  
Commission Expires: Sep 14, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/14/2018 03:41:38 PM  
\$21.50 CHARITY  
20181214000438350

*Allen S. Bayl*