

Send tax notice to:  
JEREMY MCQUEEN  
134 VILLAGE DRIVE  
CALERA, AL, 35040

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

2019055

**20190201000033160**  
**02/01/2019 10:39:06 AM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **EMILY NASH, whose mailing address is: 4397 Leeds Point Court, Apt 266, West Chester, OH 45069 a single woman and KEISHA TURNER, a married woman** whose mailing address is: 39 Venture Road, Lumberton, NC 28360 (hereinafter referred to as "Grantors") by **JEREMY MCQUEEN** whose property address is: 134 Village Drive, Calera, Al, 35040 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 144, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.**

**This property is not the homestead of the Grantor, nor that of her spouse.**

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. Easements and building lines as shown on recorded Map Book 33, Page 86.
3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Real 345, Page 744 and Instrument #1995-1640, and any damages relating to the exercise of such rights or the extraction of such minerals.
4. Terms and conditions as recorded in Instrument #1995-1640.
5. Articles of Organization of Waterford, LLC, as recorded in Instrument #1999-49065.
6. Articles of Incorporation of Waterford Homeowners Association, Inc., as recorded in Instrument #2001-12817.
7. By-Laws of Waterford Homeowner's Association, Inc. as recorded in Instrument #20110310000079910.
8. Declaration of Restrictions, Covenants and Easements appearing of record in Instrument #2000-40215 and amended in Instrument #2001-12819.
9. Restrictions appearing of record in Instrument #20040820000467050.
10. Grant to the State of Alabama for railroad as recorded in Real 278, Page 5.
11. Release of damages as recorded in Real 345, Page 744 and Instrument #1995-1640.

\$89,000.00 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.

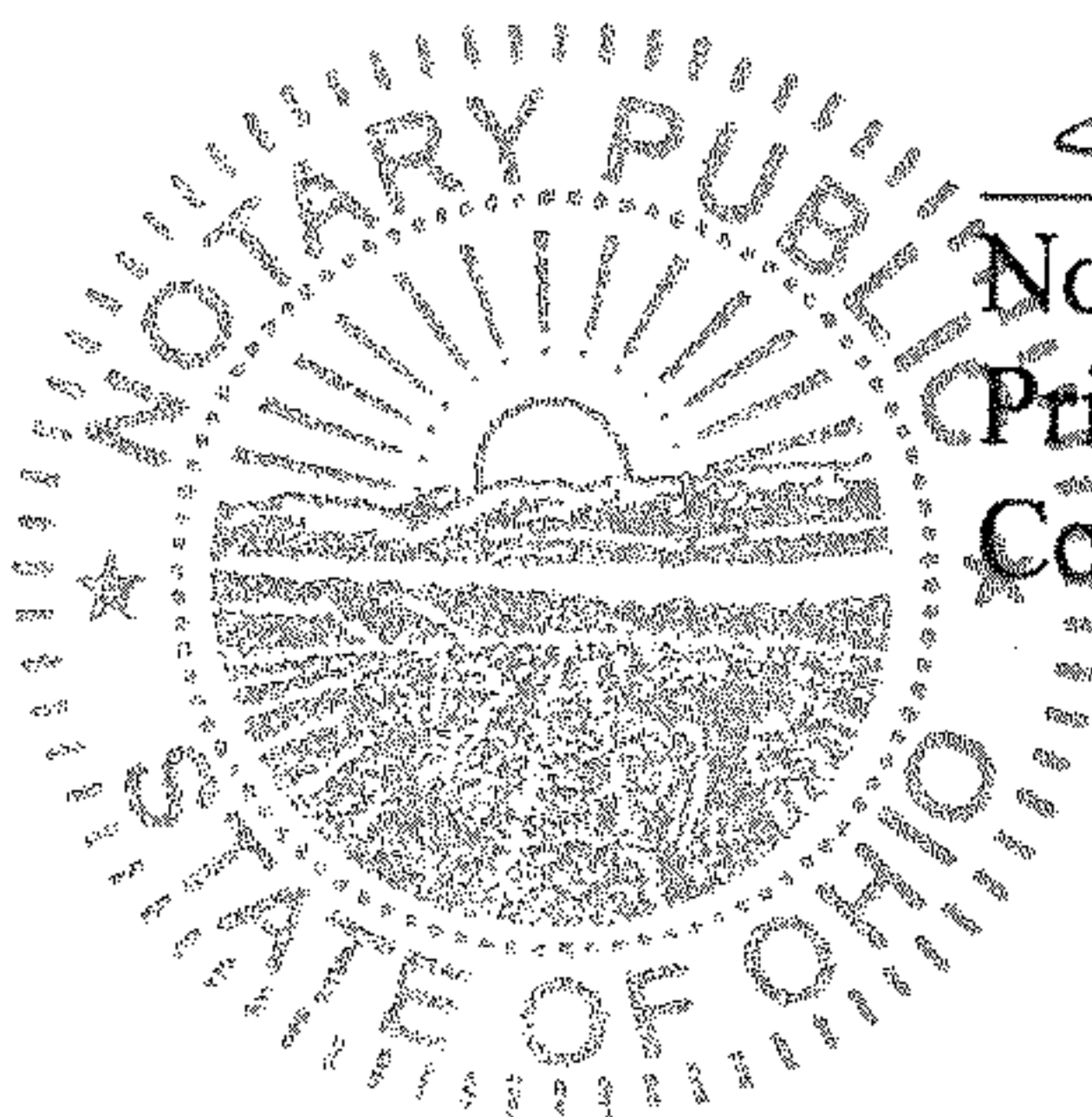
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 29th day of January, 2019.

Emily Nash  
EMILY NASH

STATE OF Ohio  
COUNTY OF Butler

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMILY NASH 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 29th day of January, 2019.



Atorey Salihu

Notary Public


Print Name:

Commission Expires:

Atorey Salihu  
July 15th 2023

Atorey Salihu  
Notary Public  
State of Ohio  
Commissions Expires July 15, 2023

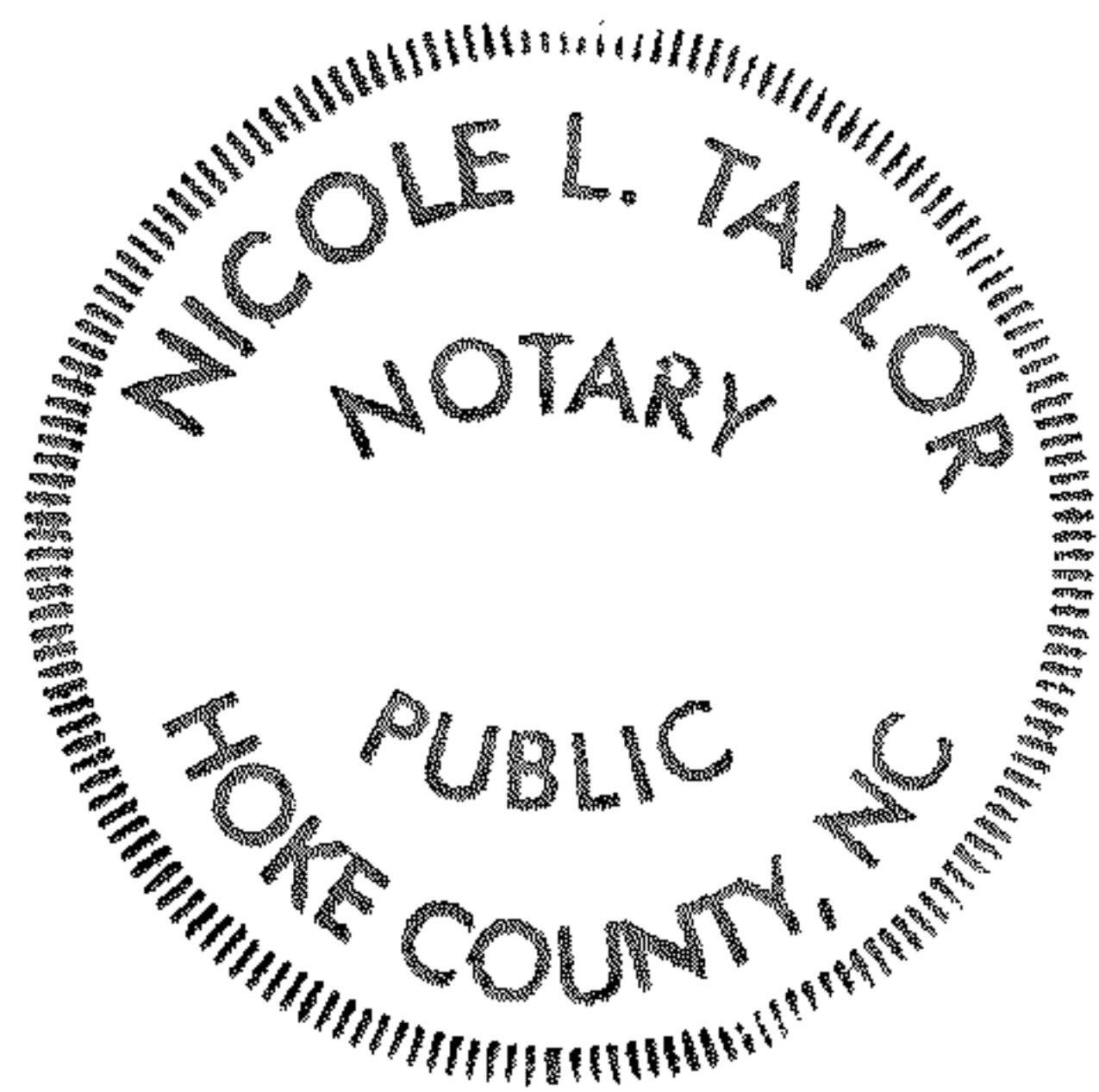
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this  
the 29<sup>th</sup> day of January, 2019.

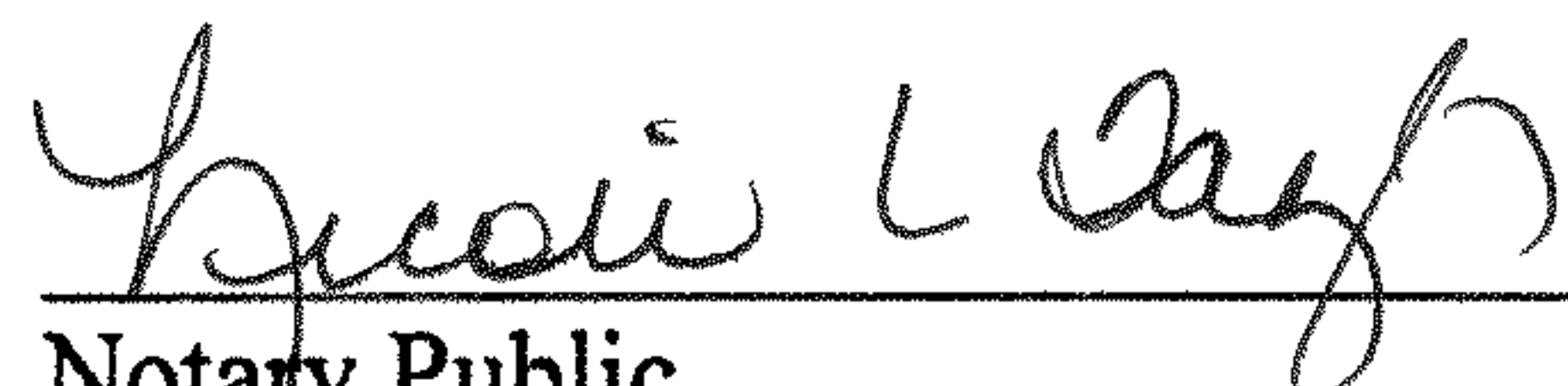
  
\_\_\_\_\_  
KEISHA TURNER

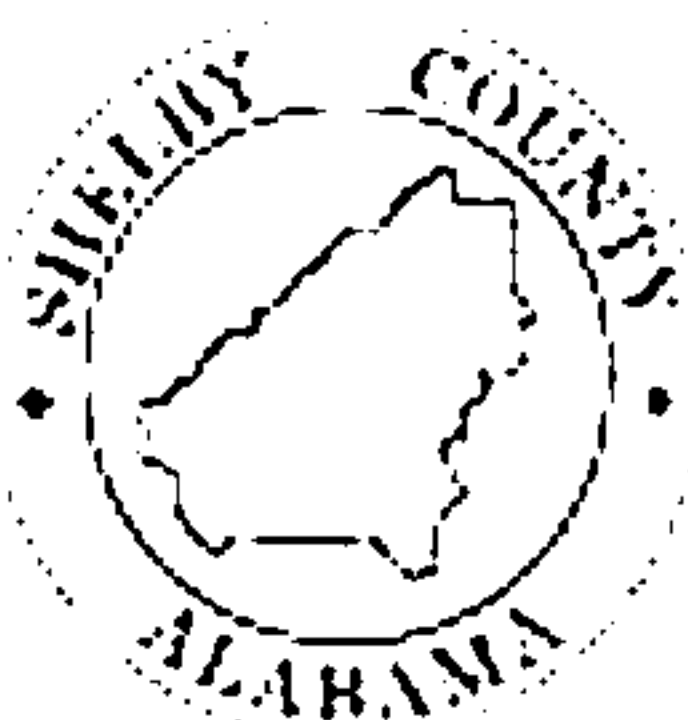
STATE OF North Carolina  
COUNTY OF Robeson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that KEISHA TURNER 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 29<sup>th</sup> day of January, 2019.



  
\_\_\_\_\_  
Notary Public  
Print Name: NICOLE L TAYLOR  
Commission Expires: 1-14-23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/01/2019 10:39:06 AM  
\$161.00 CHARITY  
20190201000033160

