

Roll Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20190307000072490
03/07/2019 08:08:10 AM
DEEDS 1/2

BH m1900101
Send tax notice to:
Janie Marie Chambers
235 HWY 416
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Nine Thousand and 00/100 Dollars (\$249,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Charles A. McLemore and Melissa W. McLemore, a married couple, whose mailing address is: 332 Great View Circle Hoover, AL 35226** (hereinafter referred to as "Grantors"), by **Janie Marie Chambers** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

Begin at the Southwest corner of Lot 25, Walter's Cove Subdivision, First Sector, as recorded in Map Book 5, page 22, in the Office of the Judge of Probate of Shelby County, Alabama; thence proceed Westerly along the North boundary of the 60 foot right of way of County Highway #416 for a distance of 106.0 feet to a point; thence turn an angle of 92 degrees 04 minutes to the right and run along the East boundary of a 10 foot easement for a distance of 191.91 feet to a point; thence turn an angle of 78 degrees 52 minutes to the right and proceed Easterly along the South margin of Carden Channel for a distance of 121.55 feet to a point (being the Northwest corner of said Lot 25, Walter's Cove, First Sector); thence turn an angle of 104 degrees 44 minutes to the right and run along the West boundary of said Lot 25 for a distance of 210.00 feet to the Point of Beginning. Being located in the Northwest 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$244,489.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs,

executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 5th day of April, 2019.

March 5th

Charles A. McLemore
Charles A. McLemore

Melissa W. McLemore
Melissa W. McLemore

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. McLemore and Melissa W. McLemore, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5th day of April, 2019.

March 5th
~~April~~

(Notary Seal)

Tyler M. Conger
Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2019 08:08:10 AM
\$23.00 CHERRY
20190307000072490

Allie S. Bayl

