

Send tax notice to:
KELLY ANN McCOOL
1115 DEARING DOWNS DRIVE
HELENA, AL, 35080

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

STATE OF ALABAMA

2019088

Shelby COUNTY

WARRANTY DEED

20190319000087880
03/19/2019 01:21:27 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty-Eight Thousand Nine Hundred and 00/100 Dollars (\$258,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: PO BOX 612, HELENA, AL 35051** (hereinafter referred to as "Grantor") by KELLY ANN McCOOL and KEN XAY LEE **whose property address is: 1115 DEARING DOWNS DRIVE, HELENA, AL, 35080** (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 24, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 249, page 355, in the Probate Office of Shelby County, Alabama.
3. Such state of facts as shown on the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.
4. Easement to South Central Bell as recorded in Real Book 087, Page 203, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Book 079, page 497 and Misc. Book 18, Page 598, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company and South Central Bell as recorded in Real Book 092, Page 996, in the Probate Office of Shelby County, Alabama.
7. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.
8. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 155, Page 107; Deed Book 306, Page 721; Deed Book 181, Page 494 and Deed Book 106, Page 721, in the Probate Office of Shelby County, Alabama.
9. Easement to Southern Natural Gas Co. as recorded in Deed Book 90, Page 473; Deed Book 112, Page 362 and Deed Book 116, Page 277, in the Probate Office of Shelby County, Alabama.

\$207,120.00 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 15th day of March, 2019.

~~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 corporation.

Given under my hand and official seal, this 15th day of March, 2019.



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
03/19/2019 01:21:27 PM
\$70.00 CHERRY
20190319000087880

Allen S. Bayl