

Send tax notice to:
VICKI M. WILLIAMS
2605 CHANDALAR LANE
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
Shelby COUNTY

2019150

20190401000103220
04/01/2019 02:42:05 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **REGINA L. MCKENNA a single individual** whose mailing address is: 2639 Reserve Court, Vestavia, AL 35216 (hereinafter referred to as "Grantors") by **VICKI WILLIAMS** whose property address is: **2605 CHANDALAR LANE, PELHAM, AL, 35124** 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 58, according to the Map of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, 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, covenants, conditions in Misc Book 6 page 656 and Misc Book 2 page 707.
3. Right of way to Alabama Power Company in Book 265 page 28.
4. Permit to Alabama Power in Book 278 page 477.
5. Easement for underground cables as recorded in Misc Book 2 page 707.
6. Agreement with Alabama Power Co in Book 277 page 471.
7. 3.5 foot building set back line as shown by record plat.
8. 6 foot easement on southeast as shown by record plat.

\$184,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Regina L. McKenna is the surviving grantee of that survivorship deed in Real 16 Page 280; the other grantee, James F. McKenna having died on or before the 1st day of November, 2018.

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 28th day of March, 2019.

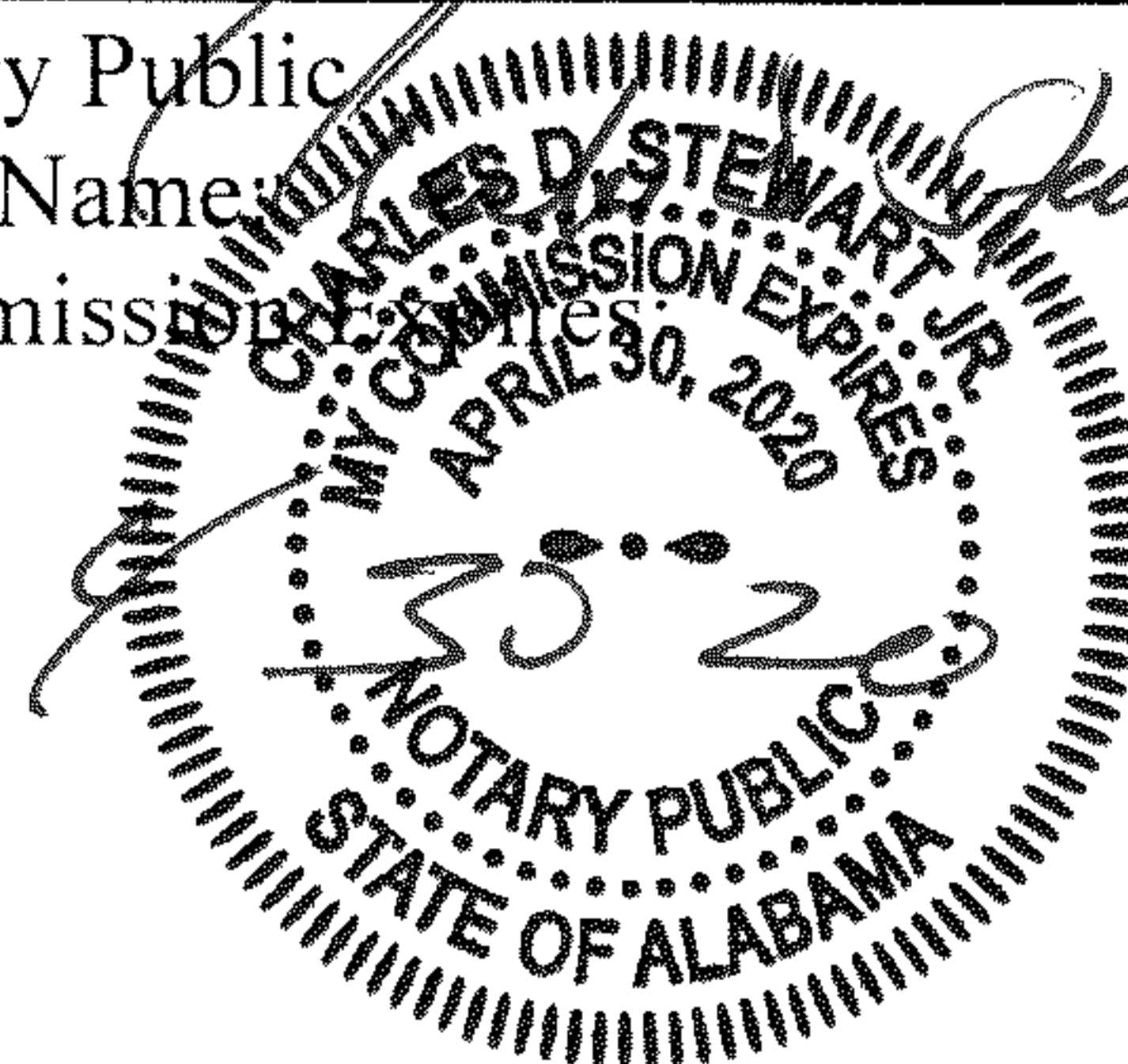
Regina L. Mckenna
REGINA L. MCKENNA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REGINA L. MCKENNA 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 28th day of March, 2019.

[Signature]
Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *April 30, 2020*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 02:42:05 PM
\$18.50 CHERRY
20190401000103220

Allie S. Beyl