

Send tax notice to:
LISA LEONA MCKINNON
1000 VILLAGE TRAIL
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

2019137

SHELBY COUNTY

20190401000103260
04/01/2019 02:46:50 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM W. ABELL, III and LAURA S. ABELL, husband and wife**, whose mailing address is: 243 Waterford Cove Trail, Calera AL 35040 (hereinafter referred to as "Grantors") by **LISA LEONA MCKINNON** whose property address is: **1000 VILLAGE TRAIL, CALERA, AL, 35040** 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 139, Block B, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Office of the Judge of Probate 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. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
3. 8 foot easement along Village Trail as shown on recorded map.
4. 40 foot easement along Waterford Parkway as shown on recorded map.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2000-40215 and Instrument No. 2001-12819, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Shelby County as set forth in Deed Book 240, page 36, in the Office of the Judge of Probate of Shelby County, Alabama.
7. 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 Instrument No. 1995-1640 and Real 345, page 744, in the Probate Office of Shelby County, Alabama.
8. Articles of Waterford Home Owners Association, as recorded in Instrument No. 2001-12817
9. Release of damages as recorded in Instrument No. 1995-1640 and Real Book 345, page 744, as recorded in the Probate Office of Shelby County, Alabama.
10. Grant to the State of Alabama for Railroad as recorded in Real Book 278, page 5.


\$100,000.00 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 Grantors, have hereunto set their hand and seal this the 28th day of March, 2019.

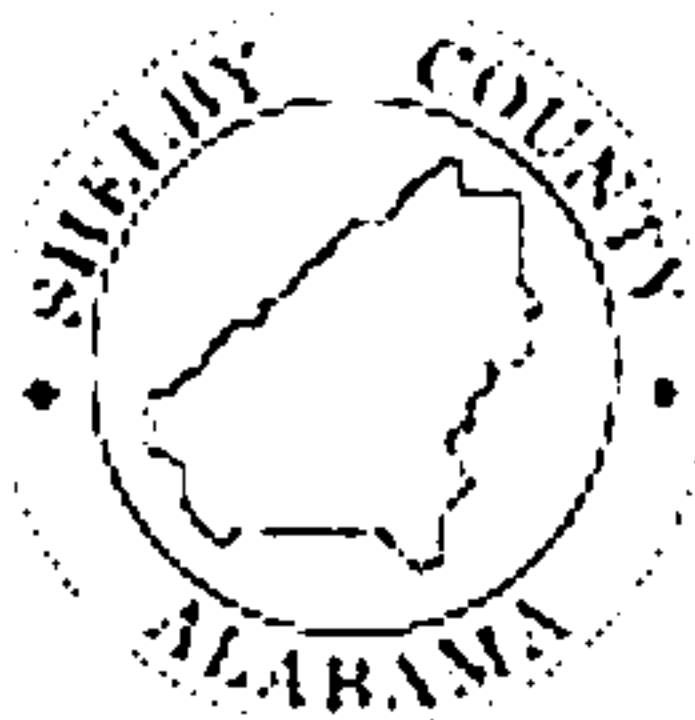
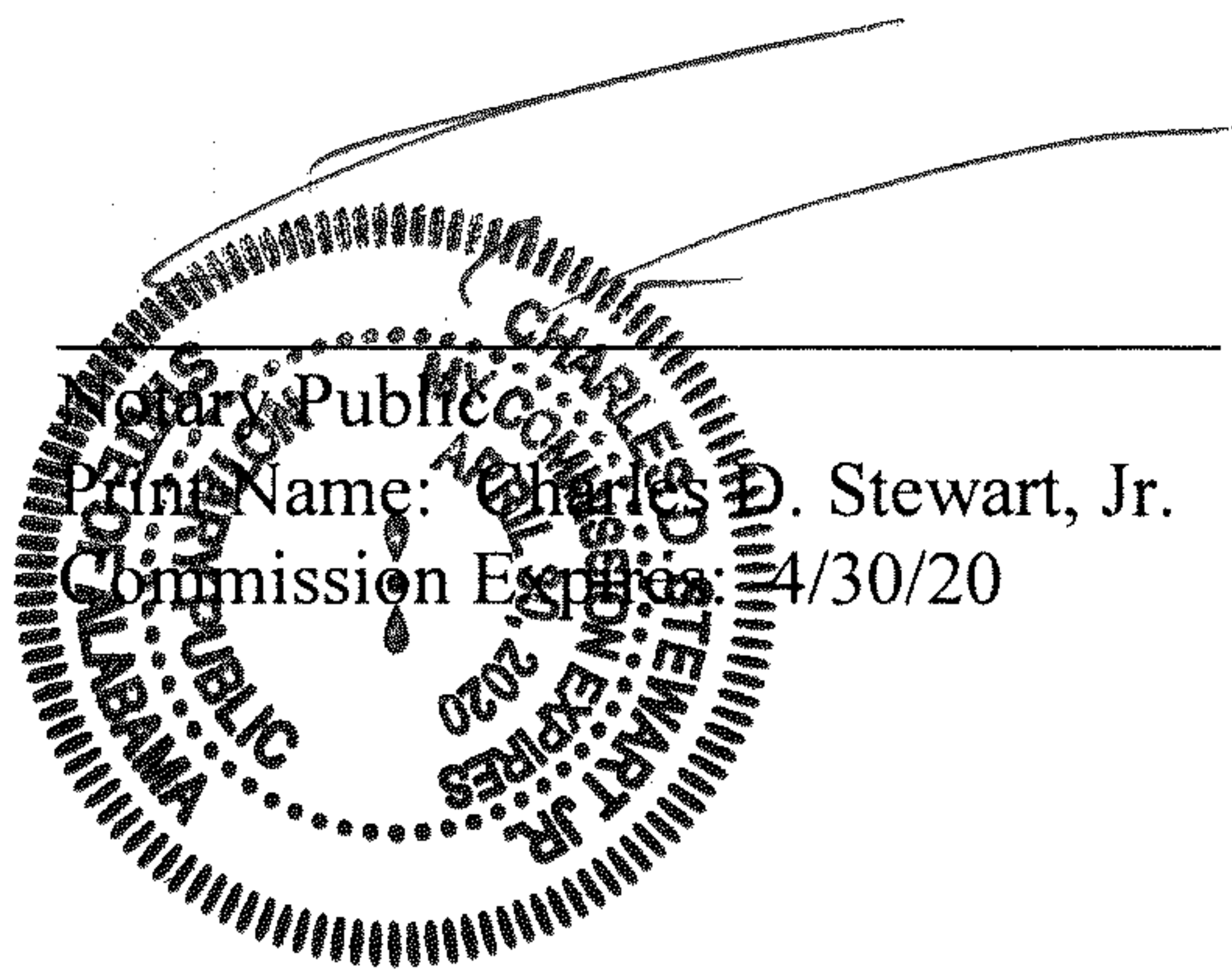

WILLIAM W. ABELL, III


LAURA S. ABELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM W. ABELL, III and LAURA S. ABELL 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 02:46:50 PM
\$53.00 CHARITY
20190401000103260

