

Send tax notice to:
CHARLES S HOOPER
315 ASHVILLE CIRCLE
MONTEVALLO, AL, 35115

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

2019206T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$224,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **HENRIETTA P MCNEEL, a single individual** whose mailing address is: 1041 Southlake Ave Birmingham AL 35244 (hereinafter referred to as "Grantors") by **CHARLES S HOOPER and CAMERON STROUSS** whose property address is: **315 ASHVILLE CIRCLE, MONTEVALLO, AL, 35115** 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:

Lots 22 and 33, according to the map and Survey of Hubbard and Givan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, 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, public utility easements and building setback lines, as shown on the recorded map and survey of Hubbard and Givan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

\$220,825.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Henrietta McNeel is the surviving grantee of that certain deed recorded in Instrument #20140925000300240 in the Probate Office of Shelby County, Alabama; the other grantee Jerry Donald McNeel having died on or about the 22nd day of October, 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.

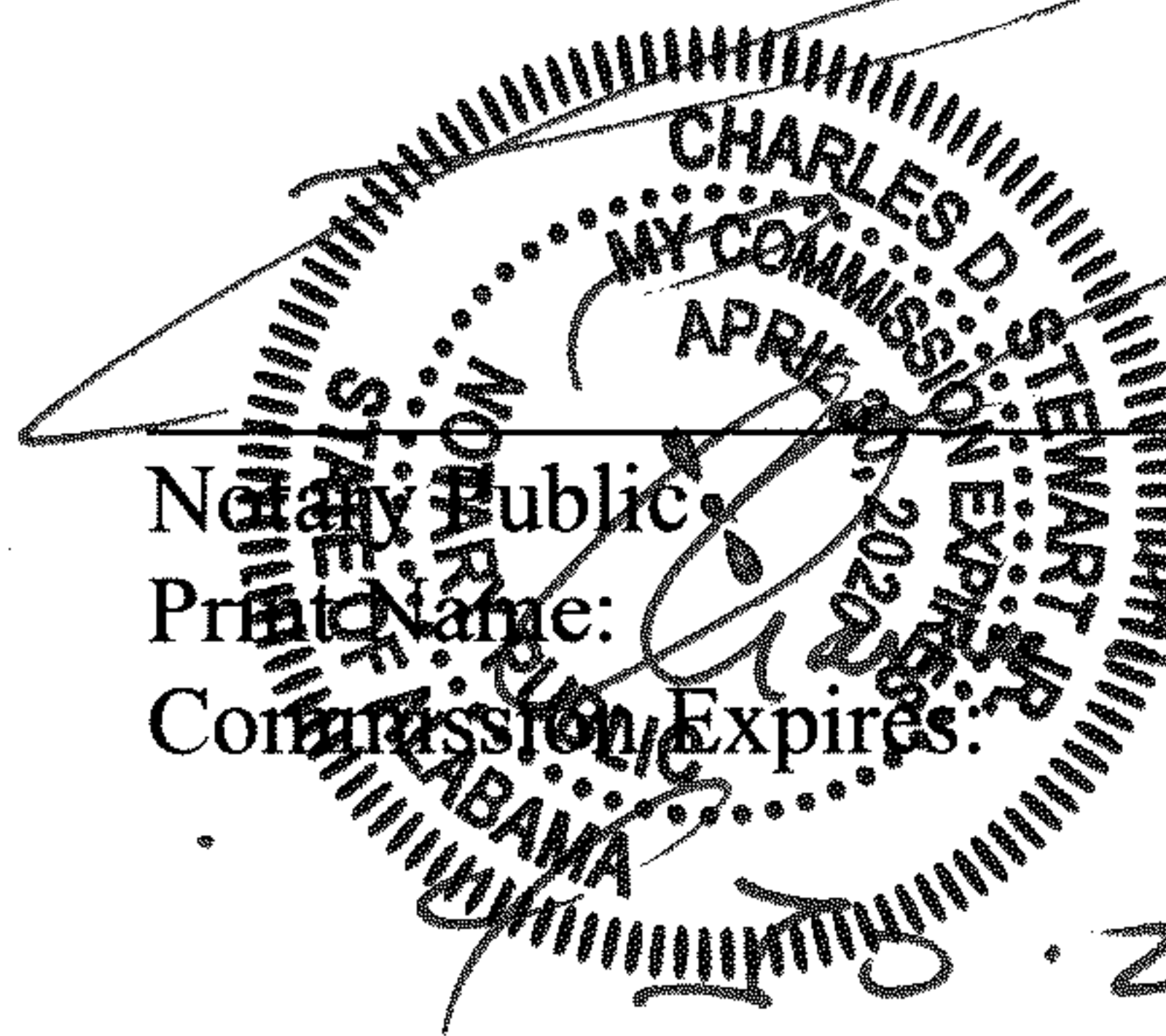
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of April, 2019.


HENRIETTA P MCNEEL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HENRIETTA P MCNEEL 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 30th day of April, 2019


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 20, 2020
Stewart



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2019 12:16:46 PM
\$19.00 CHERRY
20190502000146770

Allie S. Bayl