

20190503000148510  
05/03/2019 01:13:19 PM  
DEEDS 1/2

Send tax notice to:  
Bohemian Property, LLC  
2084 Valleydale Road  
Birmingham, Alabama 35244  
HOV1900148

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

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Eight Thousand and 00/100 Dollars (\$168,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Michael R. McMullen**, a married man, whose mailing address is 2084 Valleydale Road, Birmingham, AL 35244 (hereinafter referred to as "Grantor") **to Bohemian Property, LLC, a Delaware Limited Liability Company** (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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 323, according to the Survey of Savannah Pointe, a residential subdivision, Sector IV, Phase I, as recorded in Map Book 26, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama. (117 Savannah Lane, Calera, AL 35040 - Parcel #22-9-31-2-002-042.000)**

This property does not constitute the homestead of the grantor nor their spouse as defined in §-6-10-3, Code of Alabama.

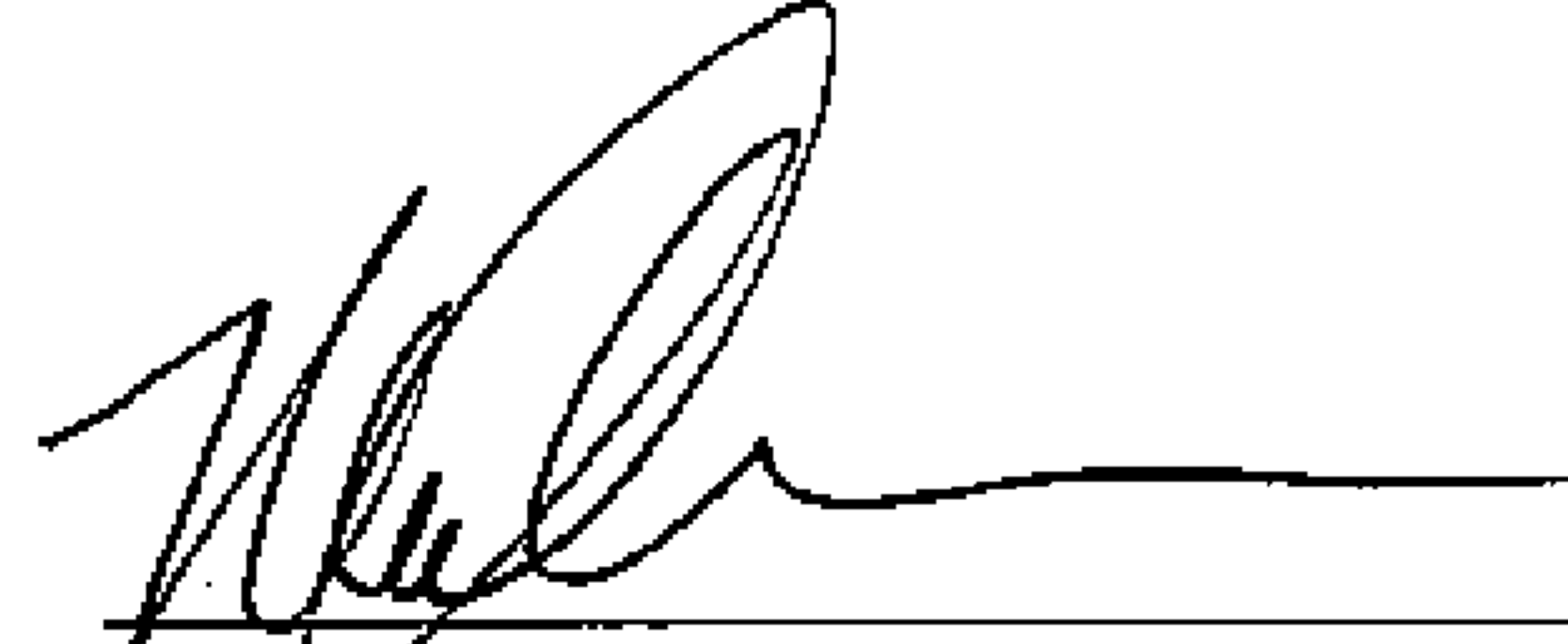
**\$120,212.54 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**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.**

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Michael R. McMullen**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 19th day of April, 2019.

  
\_\_\_\_\_  
Michael R. McMullen


**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

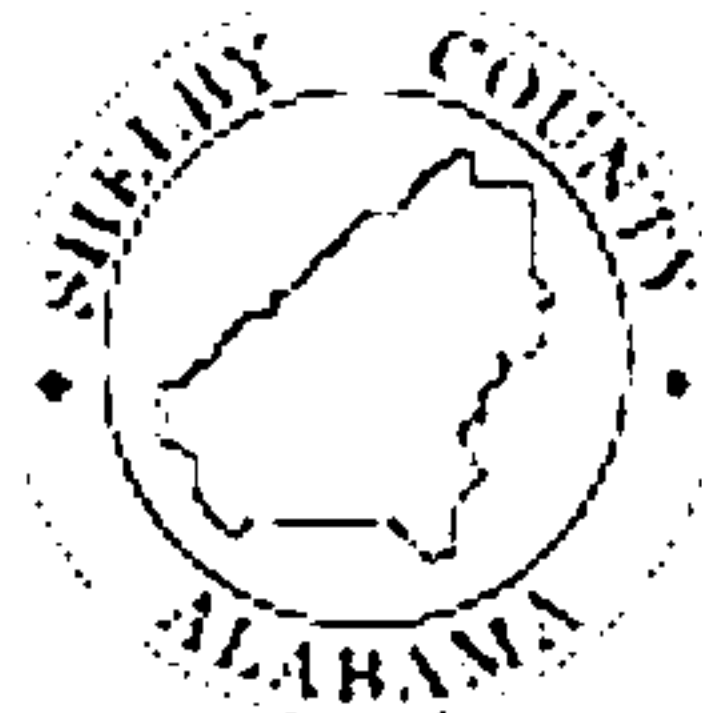
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael R. McMullen**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2019.

(NOTARIAL SEAL)



  
\_\_\_\_\_  
Notary Public  
Print Name: **Nicholas Dean Leslie**  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/03/2019 01:13:19 PM  
\$66.00 CHERRY  
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*Allie S. Beyl*