

Send tax notice to:  
MICHAEL STEVEN HEARTSILL  
167 LORRIN LANE  
STERRETT, AL, 35147

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

STATE OF ALABAMA

2019583

SHELBY COUNTY

**20190906000329500**  
**09/06/2019 02:18:09 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventeen Thousand Nine Hundred and 00/100 Dollars (\$217,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MY PLACE RENTALS, LLC**, whose mailing address is: 1222 EDENTON STREET, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **MICHAEL STEVEN HEARTSILL and TONYA WILLIAMS HEARTSILL** whose property address is: 167 LORRIN LANE, STERRETT, AL, 35147 (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 16, according to the Survey of the Villages at Westover, Sector One, as recorded in Map Book 39, Pages 9A and 9B, as recorded 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 due and payable until October 1, 2019.
2. 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.
3. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of the Villages at Westover, Sector One, as recorded in Map Book 39, Pages 9A and 9B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way, easement, covenants and restrictions recorded in Deed Book 283, Page 716, in said Probate Office.
5. Right of way to Alabama Power Company recorded in Book 228, Page 793, in said Probate Office.
6. Right of way to Colonial Pipeline Company recorded in Deed Book 220, Page 820; Volume 220, Page 999; Deed Book 221, Page 846; Deed Volume 268, Page 214 and Deed Book 268, Page 809, in said Probate Office.
7. Right of way to Shelby County recorded in Deed Book 147, Page 511 and Deed Book 147, Page 514, in said Probate Office.
8. Transmission line permit to Alabama Power Company recorded in Deed Book 103, Page 188; Deed Book 118, Page 497; Deed Book 147, Page 45 and Deed Book 147, Page 46, in said Probate Office.
9. Right of way and easement to Plantation Pipe Line Company recorded in Deed Book 112, Page 254, in said Probate Office.
10. Right of way to Alabama Power Company recorded as Instrument No. 20070517000229750, in said Probate Office.


- 11. Easement to Bellsouth recorded as Instrument No. 20061023000521080, in said Probate Office.
- 12. Declaration of Protective Covenants recorded as Instrument No. 20080I09000013350, in said Probate Office.
- 13. Release of damages recorded as Instrument No. 20070918000437900, in said Probate Office.
- 14. Statutory Rights of Redemption arising from that certain Foreclosure Deed recorded as Instrument No. 20190809000288820 in the Probate Office of Shelby County, Alabama.

\$148,172.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that 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, MY PLACE RENTALS, LLC, by MARTY NUNLEY, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 4<sup>th</sup> day of September, 2019.

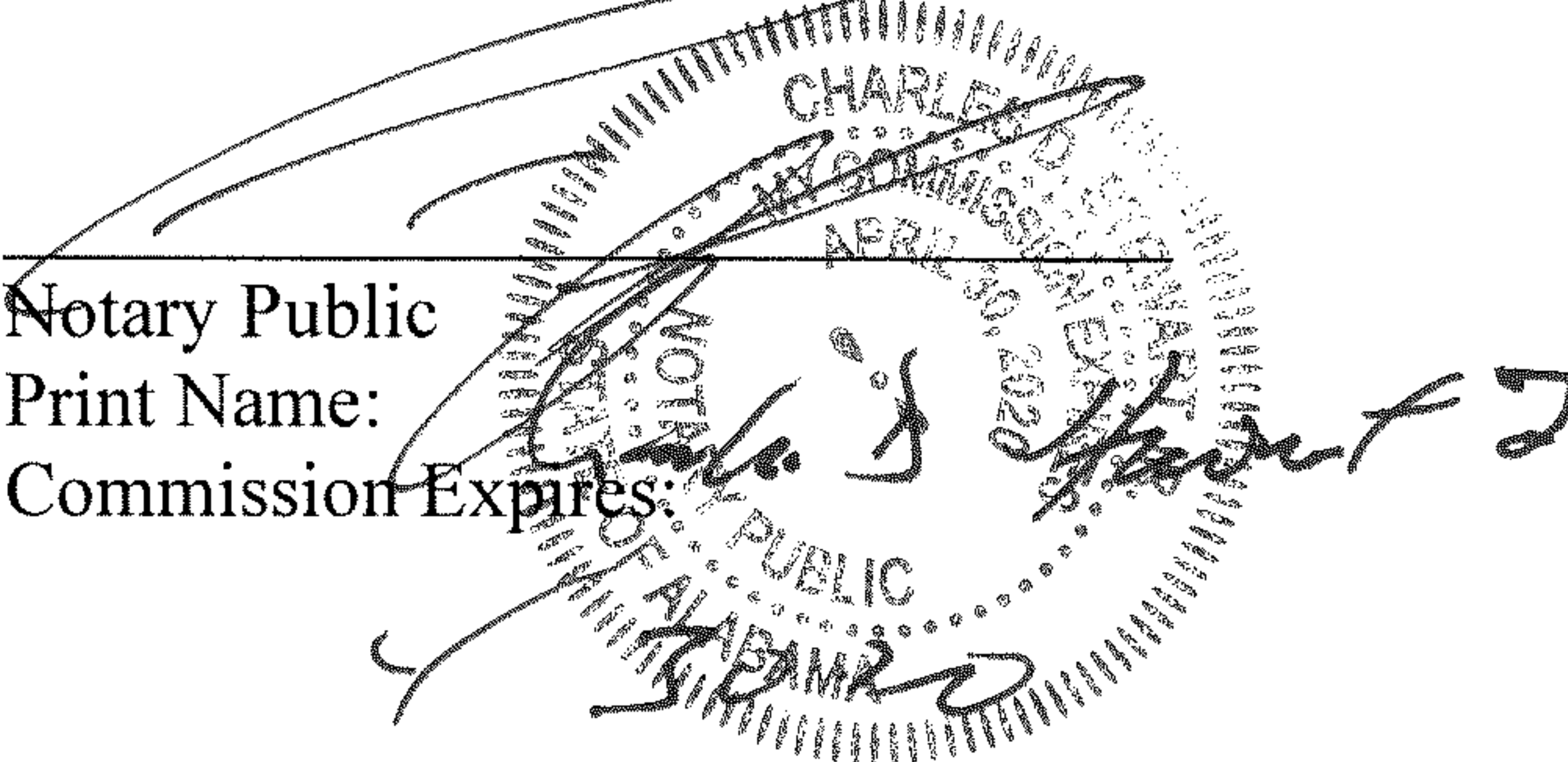
MY PLACE RENTALS, LLC

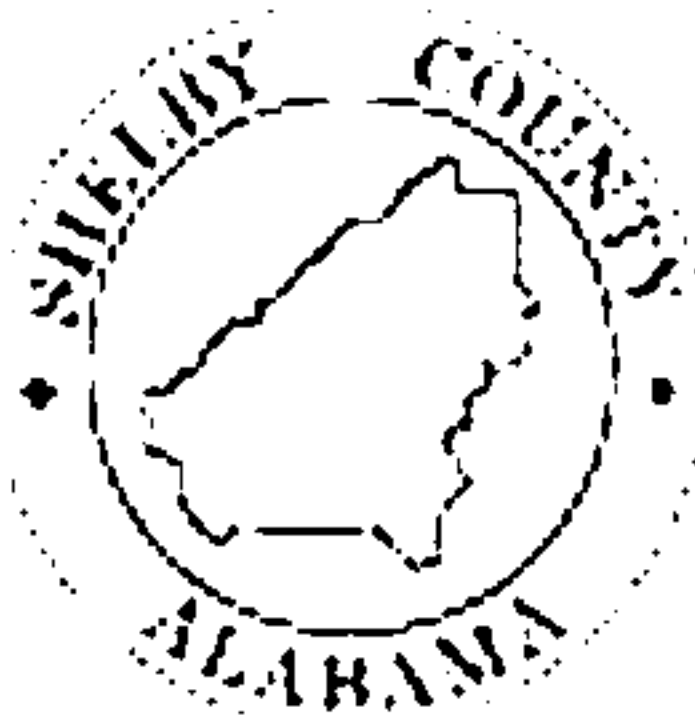
  
BY: MARTY NUNLEY  
ITS: MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTY NUNLEY, whose name as MEMBER of MY PLACE RENTALS, 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 the 4<sup>th</sup> day of September, 2019.

Notary Public  
Print Name:  
Commission Expires:  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/06/2019 02:18:09 PM  
\$95.00 CHERRY  
20190906000329500

