

Send tax notice to:

Edwin Earl Marks

826 Savannah Ln.

Calera, AL 35040-5553

BLD1900208

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 Seventy Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Laura McCullars f/k/a Laura M. Graddy and Steve Kenneth McCullars, Jr., wife and husband AND William T. Mallard and Anniece A. Mallard, husband and wife**, whose mailing address is 536 Adams Drive, Kimberly, AL 35091 (hereinafter referred to as "Grantor"), by **Edwin Earl Marks** (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 224, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama.**

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.

\$180,671.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Laura M. Graddy and Laura McCullars are one and the same person.

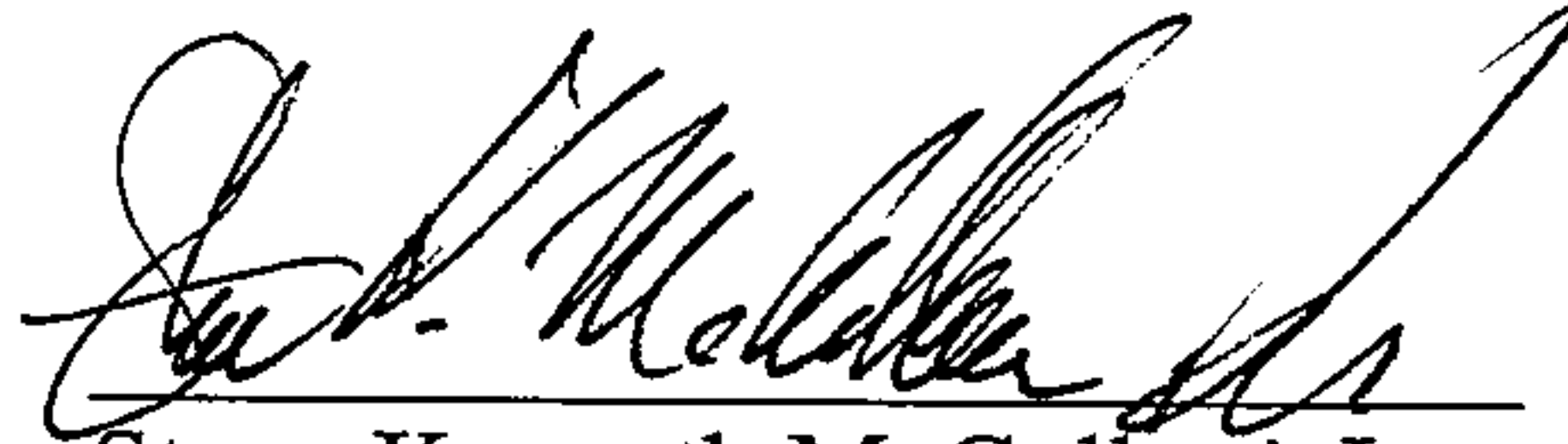
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

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

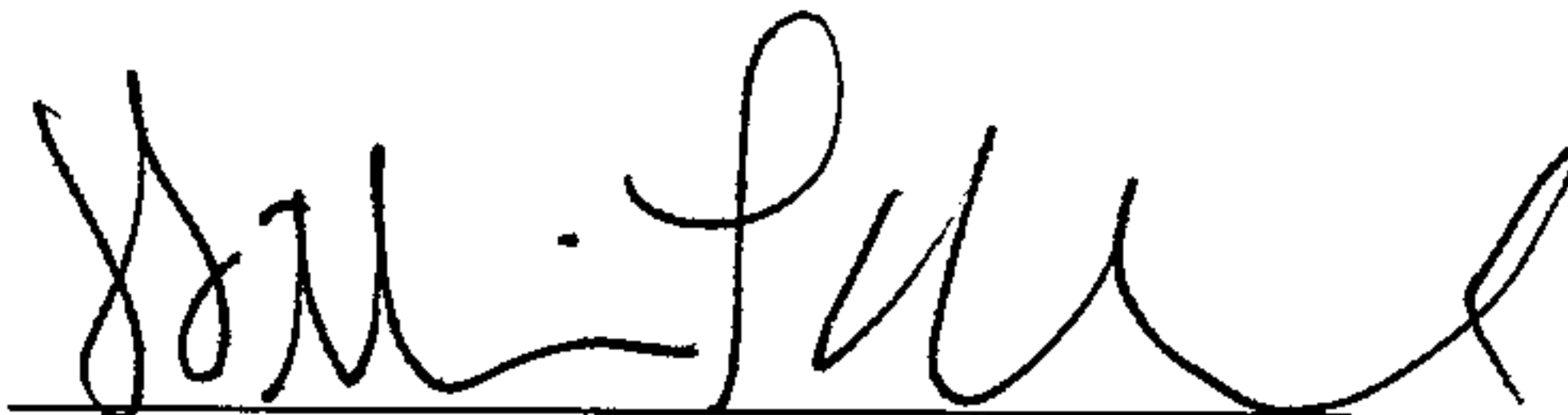
IN WITNESS WHEREOF, Grantors have set their signatures and seals this 30th day of September, 2019.



Laura McCullars f/k/a Laura M. Graddy



Steve Kenneth McCullars, Jr.



William T. Mallard

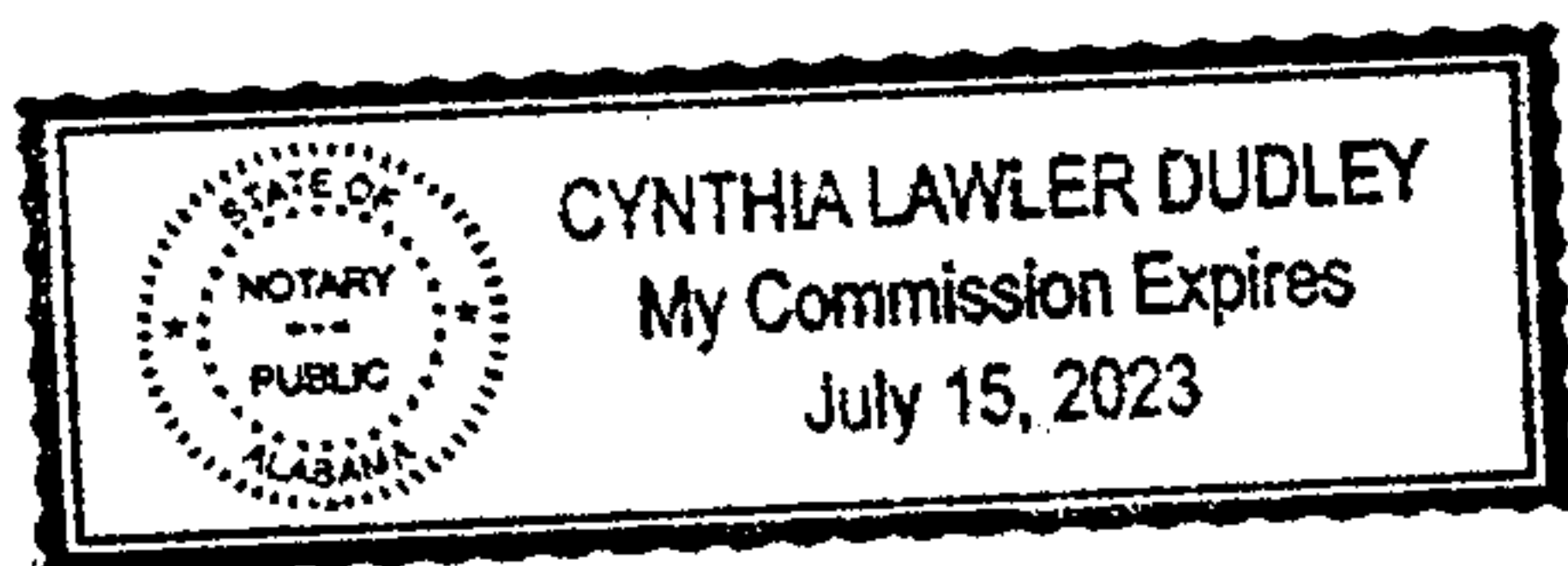


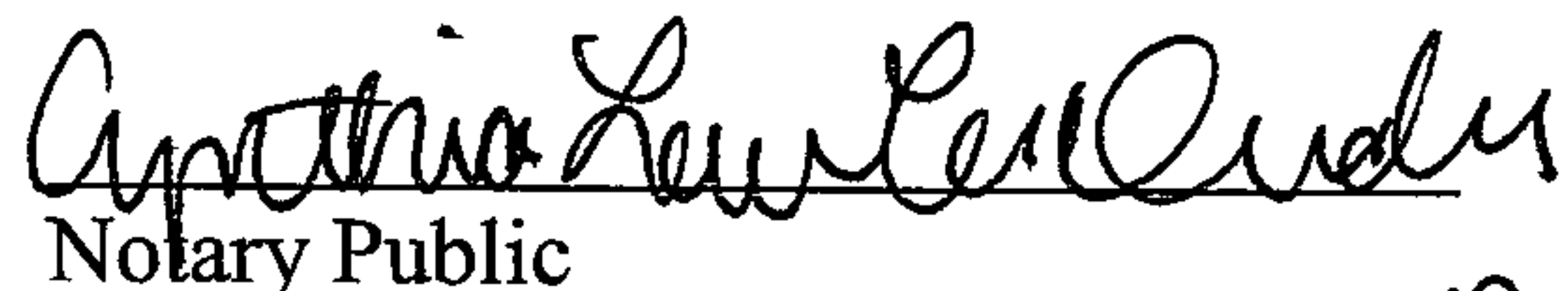
Anniece A. Mallard

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura McCullars f/k/a Laura M. Graddy and Steve Kenneth McCullars, Jr. and William T. Mallard and Anniece A. Mallard, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of September, 2019.





Notary Public

Print Name: Cynthia Lawler Dudley

Commission Expires: 7/15/23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/08/2019 08:30:41 AM  
\$29.00 CHARITY  
20191008000369510

