

Send tax notice to:  
MICHAEL C MEADOWS  
341 RED MAPLE DRIVE  
COLUMBIANA, AL, 35051

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

2020123

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Five Thousand and 00/100 Dollars (\$445,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRIGGS B MACON and CONNIE H MACON, both single individuals**, whose mailing address is: PO BOX 382402, BIRMINGHAM, AL 35238 (hereinafter referred to as "Grantors") by **MICHAEL CHRISTOPHER MEADOWS and TRINA LYNN MEADOWS** whose property address is: **341 RED MAPLE DRIVE, COLUMBIANA, AL, 35051** 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 No. 1 and Lot No. 2, according to the Survey of McFadden Oaks, as recorded in Map Book 21 Page 132, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement to Alabama Power Company as recorded in Inst. 2001-18533.
3. Easement along South line as shown on map.
4. Restrictions appearing of record in Real Book 291, Page 375.
5. Restrictions terms, and conditions as shown on recorded map.
6. Right of way granted to Alabama power Company by instrument recorded in Deed Book 240, Page 453 and Deed Book 240, Page 454.
7. A 15-foot easement for utilities along the South lot line as shown on recorded map. (Lot 2).

**\$405,600.00 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.

16<sup>th</sup> IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of March, 2020.

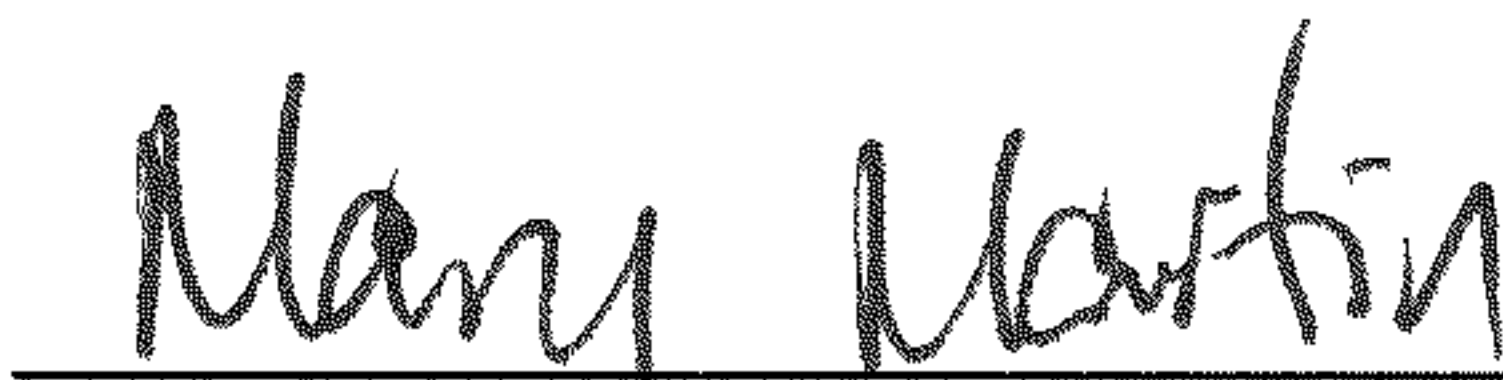
  
BRIGGS B MACON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIGGS B MACON 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 16<sup>th</sup> day of March, 2020.



  
Notary Public  
Print Name:  
Commission Expires: 9/14/22

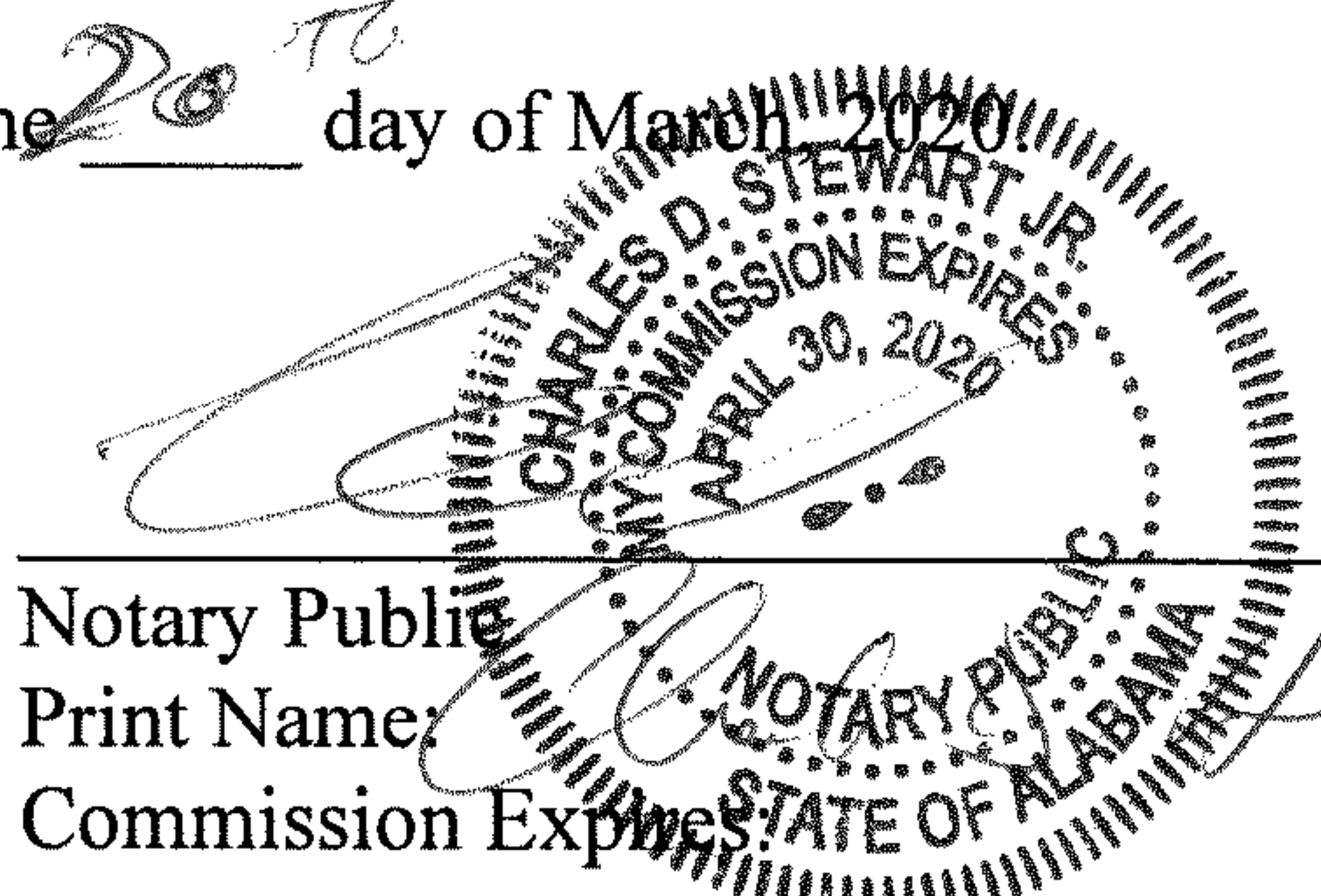
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 20<sup>th</sup> day of March, 2020.

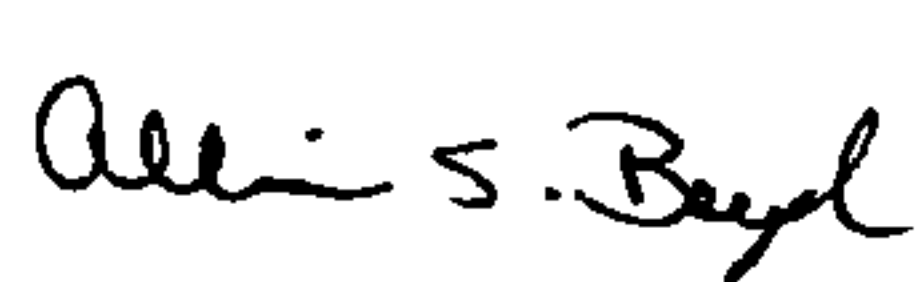
  
CONNIE H MACON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CONNIE H MACON 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 20<sup>th</sup> day of March, 2020.

  
Notary Public  
Print Name:  
Commission Expires: 4-30-20





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/24/2020 10:36:28 AM  
\$64.50 MIST  
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