

20200701000270430  
07/01/2020 09:21:01 AM  
**DEEDS 1/2**

Send tax notice to:  
THOMAS MCBRIDE, JR.  
122 WILLOW LAKE LANE  
WILSONVILLE, AL, 35186

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

STATE OF ALABAMA

2020429

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Six Thousand and 00/100 Dollars (\$296,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ARTER J BLACKBURN, III and MICHELE L BLACKBURN, husband and wife**, whose mailing address is: 188 Hollow Drive Harpersville AL 35078 (hereinafter referred to as "Grantors") by **THOMAS MCBRIDE, JR. and RHONDA R MCBRIDE** whose property address is: **122 WILLOW LAKE LANE, WILSONVILLE, AL, 35186** 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 121, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Willow Oaks recorded in Map Book 38, Page 137 A, B & C, in the Office of the Judge of Probate 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, and those rights reserved in Inst# 20060126000043570.
4. Easement and restrictive covenants for underground facilities, recorded in Inst# 20071109000517700.
5. Annexation to the Town of Westover recorded in Inst# 20051130000620150, and in Inst# 20051130000620160.
6. Certificate of Annexation ordinances recorded in Inst# 20051130000620160, and in Inst# 20051130000620150.
7. Permits to Alabama Power Company recorded in Real Book 273, Page 189; Deed Book 103, Page 181; Deed Book 103, Page 183; Deed Book 149, Page 388 and Deed Book 150, Page 85.
8. Right of way to Shelby County as recorded in Deed Book 147, Page 504; Deed Book 147, Page 505 and Deed Book 147, Page 507.
9. Reservation of easement as reserved in Real Book 236, Page 76 and Real Book 242, Page 339.
10. Covenants, conditions, and restrictions recorded in Inst# 20100222000052290.

11. Right of way granted to BellSouth dba AT&T as recorded in Inst# 20071218000568300.
12. Covenants, conditions, and restrictions recorded in Inst# 2010022200052290.
13. Right-of-way to Bellsouth dba AT&T recorded in Inst# 20071218000568300.
14. Declaration of Protective Covenants for Willow Oaks recorded in Inst# 20070725000346410, with Addendum recorded in Inst# 20071023000490210.
15. Articles of Incorporation of Willow Oaks Homeowners Association, Inc., a Non-Profit Corporation recorded in Inst# 20070725000346420.
16. By-Laws of Willow Oaks Homeowners Association, Inc., recorded in Inst# 20070725000346430.
17. Right-of-way granted to Shelby County, Alabama as set forth in Book 147, Page 571.
18. Right-of-way to Shelby County, Alabama, recorded in Book 147, Page 571.
19. Right-of-way granted to Alabama Power Company as recorded in Book 103, Page 182.
20. Grant of Land Easement and Restrictive Covenants in favor of Alabama Power Company as recorded in Inst# 20071109000517700.

\$236,800.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29<sup>th</sup> day of June, 2020.

  
ARTER J BLACKBURN, III

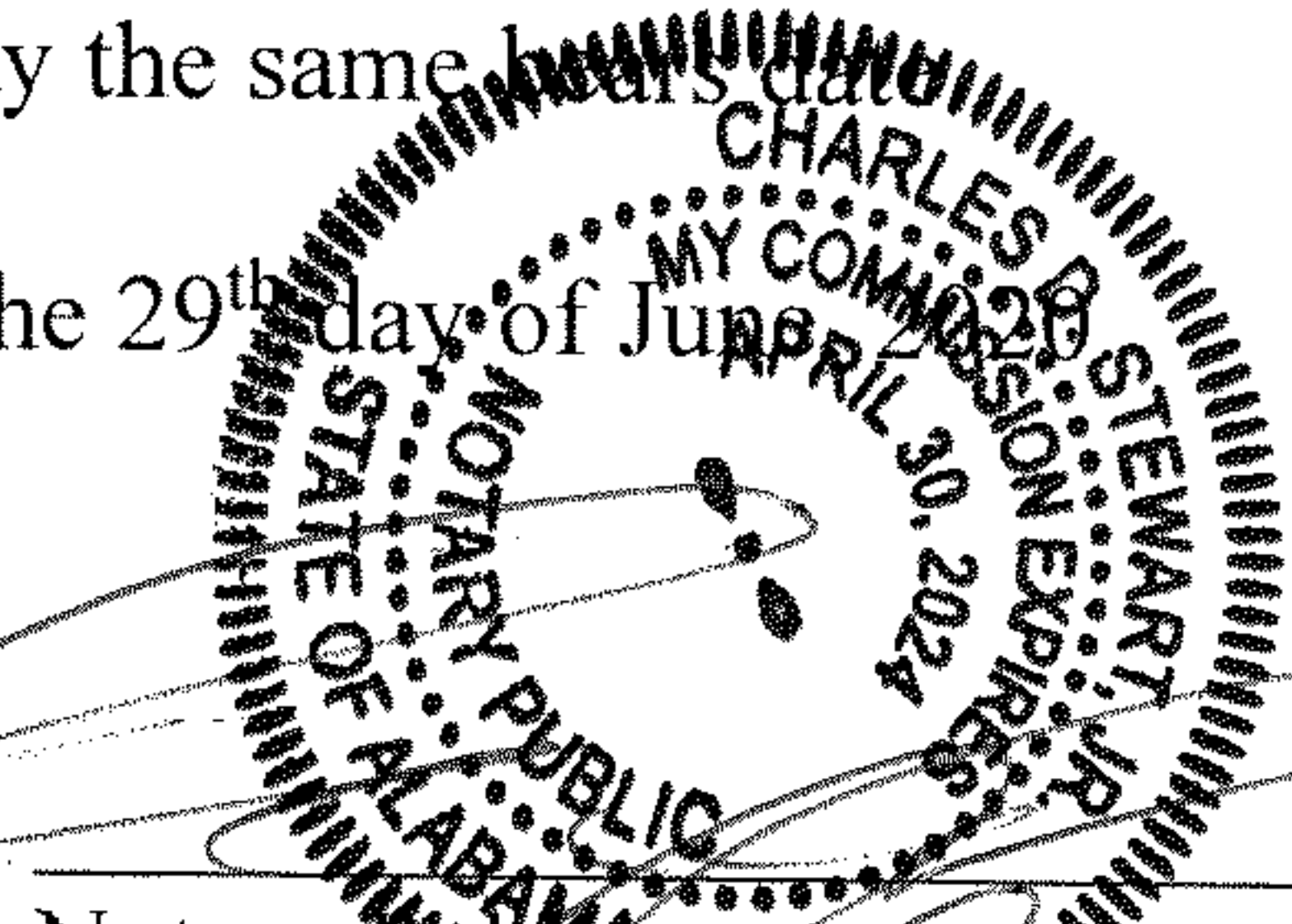
  
MICHELE L BLACKBURN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ARTER J BLACKBURN, III and MICHELE L BLACKBURN 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 were signed.

Given under my hand and official seal this the 29<sup>th</sup> day of June, 2020.

  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2020 09:21:01 AM  
\$84.50 CHARITY  
20200701000270430

