

This instrument was prepared by:
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401 2nd Avenue SW Cullman, Alabama 35055


20220922000366010 1/2 \$534.50
Shelby Cnty Judge of Probate, AL
09/22/2022 01:05:35 PM FILED/CERT

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **EULA JEAN MCLENDON, an unmarried woman, 7807 Wynlakes Blvd, Montgomery, AL 36117, and EULA JEAN MCLENDON, AS TRUSTEE OF THE MCLENDON FAMILY MANAGEMENT TRUST, dated January 27, 2017, 7807 Wynlakes Blvd Montgomery, AL 36117** (herein referred to as Grantors), do grant, bargain, sell and convey unto **VICTOR L. LANIER and wife, KATLIN RAE LANIER, 324 Willow Crest Lane Hoover, AL 35244** (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13 and Lot 41, Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Restrictions, Covenants & Conditions recorded in Real 160, Page 495 and the Declarations of Protective Covenants of Southlake Crest recorded in Real Book 160, Page 495, Instrument 1993-30195, Instrument 1993-40742 and Instrument 1993-40743, Articles of Incorporation as recorded in Instrument 1993-30196 and Bylaws as recorded in Instrument 1993-30197 and Instrument 1993-22812 in the Probate Office of Shelby County, Alabama.
2. Transmission line permits to Alabama Power Company in Real Book 142, Page 184 and Real Book 149, Page 12.

Less and Except mineral/mining rights on such real property not owned by the Grantors.

Subject to easements, encumbrances, rights of way, covenants, encroachments, set-back lines, restrictions, *ad valorem* taxes for the current year, and agreements and all other matters of record which are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

Property Address: 317 & 324 Willow Crest Lane Hoover, AL 35244
Tax Assessed Value: \$508,500.00

Grantor, Eula Jean McLendon, individually, conveys her life estate retained in that certain deed recorded at Instrument Number 2017120500043564.

William M. McLendon, Sr., departed this life on or about April 3, 2020.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our successors, covenant with the said Grantees, their heirs administrators, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our successors and assigns shall warrant and defend the same to the said Grantees, their heirs, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of
September 2022.

Eula Jean McLendon
EULA JEAN MCLENDON, Individually

Eula Jean McLendon
EULA JEAN MCLENDON, Trustee of the
MCLENDON FAMILY MANAGEMENT
TRUST, dated January 27, 2017

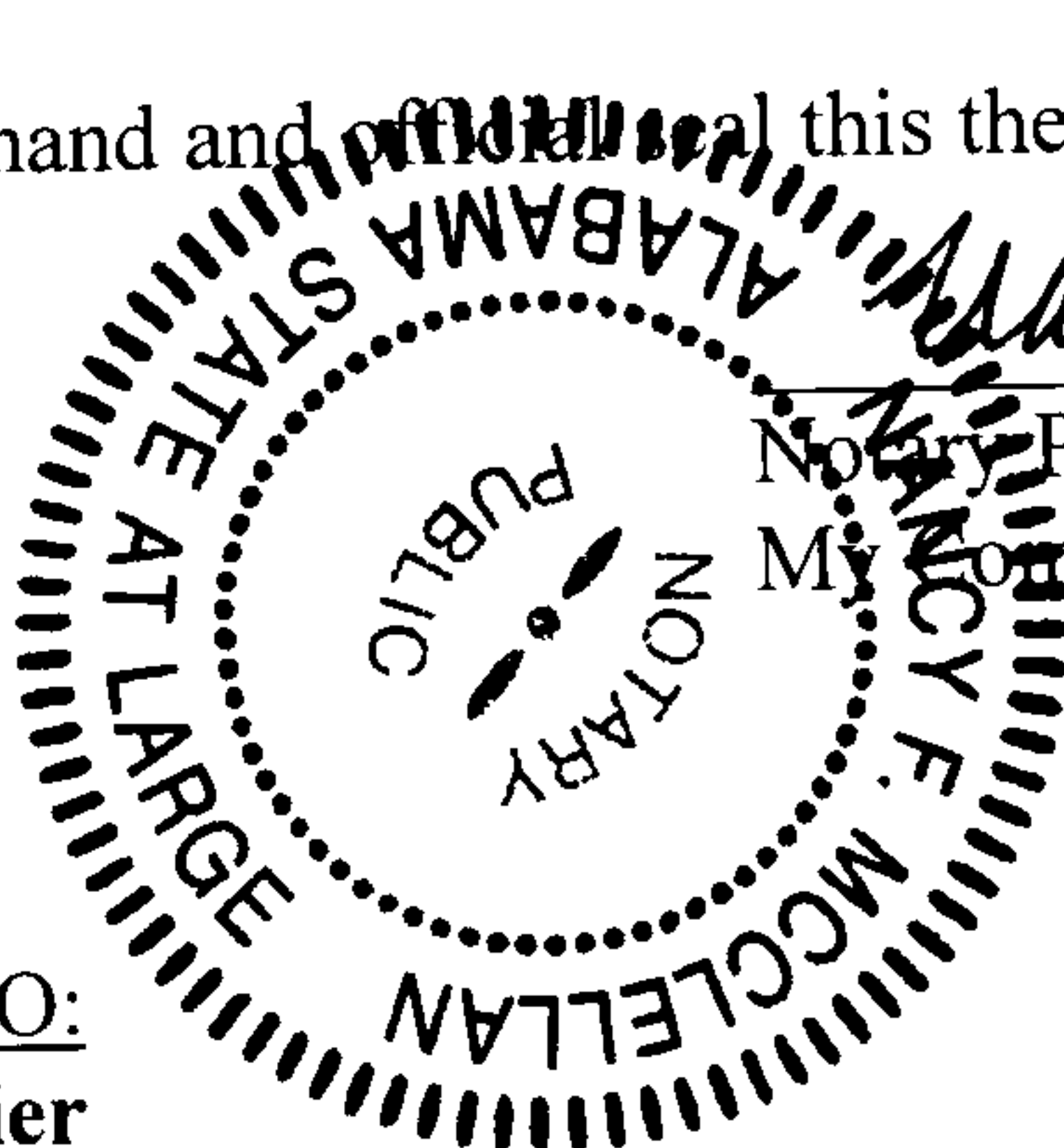
**NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER
ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY
DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT
THERE TO.**

STATE OF ALABAMA
Cullman COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that Eula Jean McLendon, Individually and as Trustee of the McLendon Family Management
Trust, dated January 27, 2017 whose name is signed to the foregoing conveyance and who is known
to me, acknowledged before me on this date that, being informed of the contents of said conveyance,
she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 16th day of September 2022.

SEAL



Notary Public

My Commission Expires:

2-4-23

SEND TAX NOTICE TO:
Victor and Katlin Lanier
324 Willow Crest Lane
Hoover, AL 35244