

20220615000239310  
06/15/2022 08:08:35 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Brandon Easterling and Meghan Easterling  
708 Wadsworth Cove  
Helena, AL 35080

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SIX HUNDRED SEVENTY THOUSAND AND 00/100 (\$670,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John D. Schuman, acting through his attorney-in-fact, Susan S. Schuman, and Susan S. Schuman, a married couple**, whose address is 3015 Barnes Mill Court, Roswell, GA 30075, (hereinafter "Grantor", whether one or more), by **Brandon Easterling and Meghan Easterling**, whose address is 708 Wadsworth Cove, Helena, AL 35080, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Brandon Easterling and Meghan Easterling**, the following described real estate situated in Shelby County, Alabama, **the address of which is 708 Wadsworth Cove, Helena, AL 35080 to-wit:**

**Lot 857, according to the Survey of Riverwoods Eighth Sector Phase II Sector "B", as recorded in Map Book 45, Page 48, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$636,500.00 executed and recorded simultaneously herewith.

Brandon Easterling is one and the same person as Brandon Cody Easterling.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 11 day of June, 2022.

Susan S. Schuman  
Susan S. Schuman

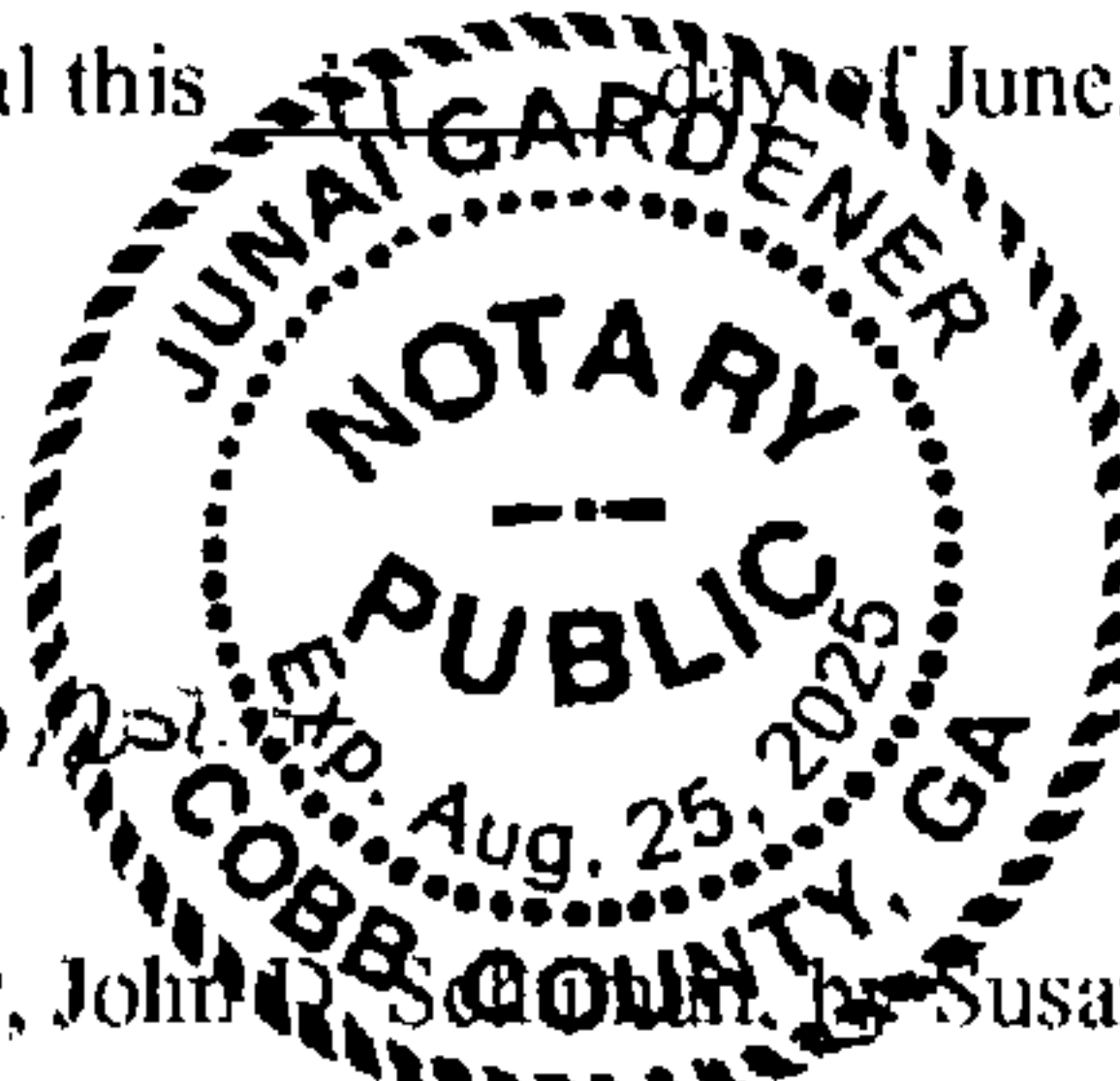
STATE OF GA  
COUNTY OF COBB

I, the undersigned Notary Public in and for said County and State, hereby certify that Susan S. Schuman whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of June, 2022.

Notary Public

My Commission Expires: Aug 25, 2025



IN WITNESS WHEREOF, Grantor, John D. Schuman, by Susan S. Schuman, as attorney-in-fact has set their signature and seal on this 11 day of June, 2022.

John D. Schuman by Susan S. Schuman Attorney in fact  
John D. Schuman by Susan S. Schuman, Attorney-In-Fact

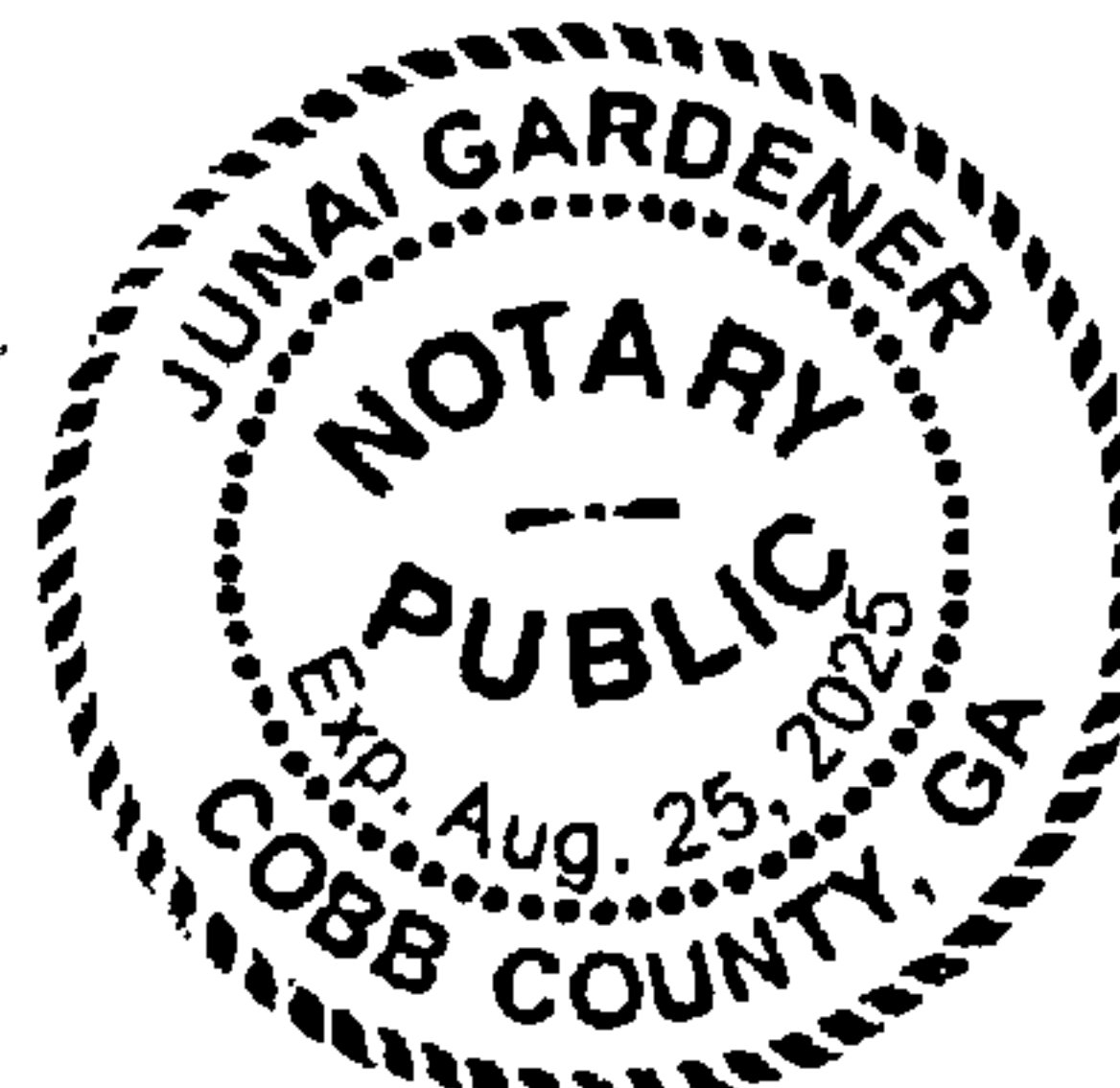
STATE OF GA  
COUNTY OF COBB

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan S. Schuman, whose name as attorney in fact for John D. Schuman, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 11 day of June, 2022.

Notary Public

My Commission Expires: Aug 25, 2025



Allen S. Boyd