

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Bryan A. McClelland
121 Calumet Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand Five Hundred and 00/100 Dollars (\$169,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JOANN W. YORK, a married person (herein referred to as GRANTOR) do grant, bargain, sell and convey unto BRYAN A. MCCLELLAND (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 22, according to the Survey of Calumet Meadow, as recorded in Map Book 21, page 112, in the Probate Office of Shelby County, Alabama.

The subject property does not constitute the homestead of the grantor, JOANN W. YORK or her spouse.

One Hundred Thirty Five Thousand Six Hundred and 00/100 Dollars (\$135,600.00) of the consideration is from a mortgage filed simultaneously with this deed.


Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

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

01/31/2002-05382
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 48.00

Inst # 2002-05382


Dated this the 25th day of January, 2002.


JOANN W. YORK

STATE OF ALABAMA)
SHELBY COUNTY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that JOANN W. YORK whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of January, 2002.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05

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