



20180205000037530 1/3 \$36.00
 Shelby Cnty Judge of Probate, AL
 02/05/2018 07:57:15 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR
 SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
 NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
 LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

		Send Tax Notice to:
STATE OF ALABAMA)	Clayton McDonald Nordan and Antoinette Spanos Nordan
)	2907 Virginia Road
COUNTY OF SHELBY)	Mountain Brook, Alabama 35223

STATUTORY WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

CLAYTON McDONALD NORDAN, a married man,
 whose mailing address is **2907 Virginia Road, Birmingham, Alabama 35223**

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

CLAYTON McDONALD NORDAN and ANTOINETTE SPANOS NORDAN, husband and wife,
 whose mailing address is **2907 Virginia Road, Birmingham, Alabama 35223**

(herein referred to each singularly as a "Grantee" and collectively as "Grantees"), as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama (the "Property;" the Property being undeveloped land **having no property address but being situated in Montevallo, Alabama**, and the **Assessor's Market Value of which is \$15,000.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 27-5-21-1-002-016.000), to-wit:

Lot Number 12 of the Hubbard and Givhan Subdivision of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 21, Township 22 South, Range 3 West, according to the map of said subdivision, recorded in Map Book 3 at Page 128 of the Probate Office of Shelby County, Alabama.

(SOURCE OF TITLE: Instrument No. 20160113000012740)

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

Shelby County, AL 02/05/2018
 State of Alabama
 Deed Tax: \$15.00


This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives as joint tenants and, upon the death of either of them, then to the survivor of them in fee simple, and to the heirs, executors and assigns of such survivor forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

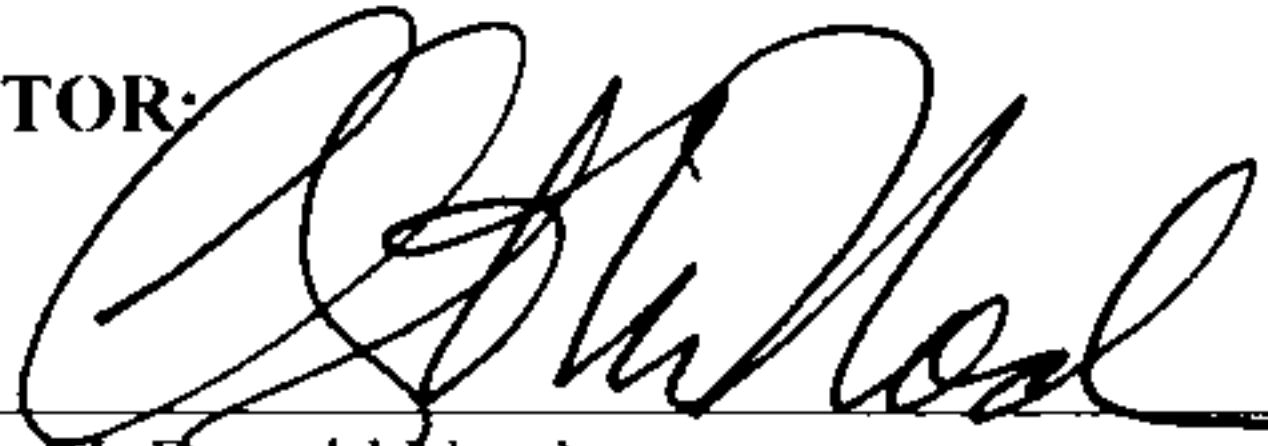
NOTE: The Property hereby conveyed is NOT the homestead of the Grantor or the Grantor's spouse, who are one and the same persons as the Grantees herein.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**


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IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal on this the 30 day of January, 2018.

GRANTOR:

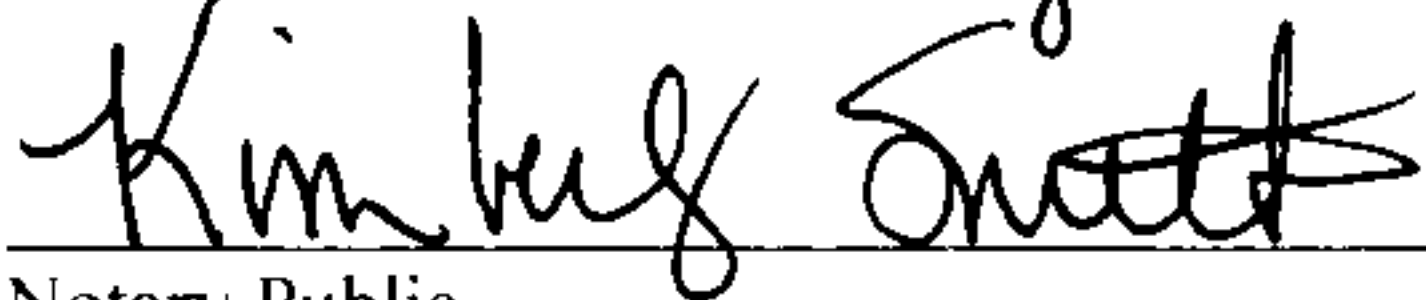

Clayton McDonald Nordan

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Clayton McDonald Nordan, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2018.





Kimbly Smith

Notary Public

My Commission Expires: My Commission Expires 05/02/2019

This instrument prepared by:
Craig M. Stephens, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727


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