

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Leonard G. Cleveland
8216 Springridge Road
Terry, MS 39170

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Twenty Three Thousand One Hundred Sixty Four and No/10 Dollars (\$123,164.10)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Georgia-Alabama Land Trust, Inc., a Georgia non-profit corporation, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Leonard Grant Cleveland and Judy Marie Cleveland (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

Lot 1, according to the survey of the Farms at Westover, as recorded in Map Book 50, Page 55, in the Probate Office of Shelby County, Alabama

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of March, 2019.


20190308000074830 1/2 \$141.50
Shelby Cnty Judge of Probate, AL
03/08/2019 11:36:28 AM FILED/CERT

GEORGIA-ALABAMA LAND TRUST INC.
a Georgia non-profit corporation




By: Warner L. Kennon, Jr, Staff Attorney

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Warner L. Kennon, Jr., as Staff Attorney of the Georgia-Alabama Land Trust Inc., a Georgia non-profit corporation, who is authorized to sign the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date in his capacity as Staff Attorney of said non-profit corporation.

Given under my hand and official seal this 7th day of March, 2019.


Notary Public

My Commission Expires: 9-11-19



This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1