

Send tax notice to:
Randall & Susan Clements
227 Lorrin Lane
Sterrett, AL 35147
HOV1900169

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

State of Alabama
County of Shelby

WARRANTY DEED

20190409000113930
04/09/2019 08:41:58 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Brandon A. Byrd and Meghan Byrd husband and wife whose mailing address is: 2425 Highbluff Road; Vestavia, AL 35216** (hereinafter referred to as "Grantors"), by **Randall Clements and Susan Clements** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Final Plat for The Villages of Westover Sector 1, as recorded in Map Book 39, Page 9 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

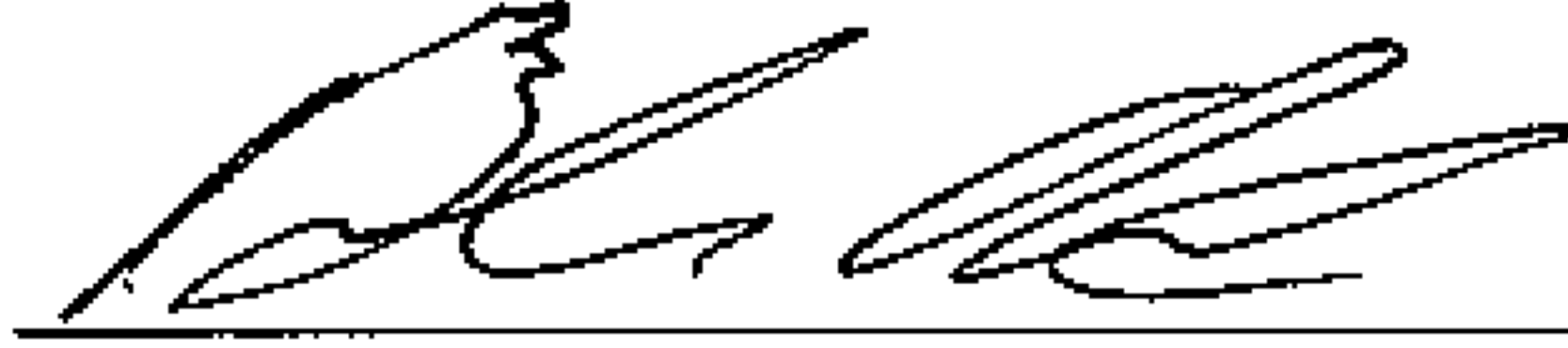
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantors Brandon A. Byrd and Meghan Byrd have hereunto set their signatures and seals on April 5, 2019.



Brandon A. Byrd



Meghan Byrd

STATE OF ALABAMA

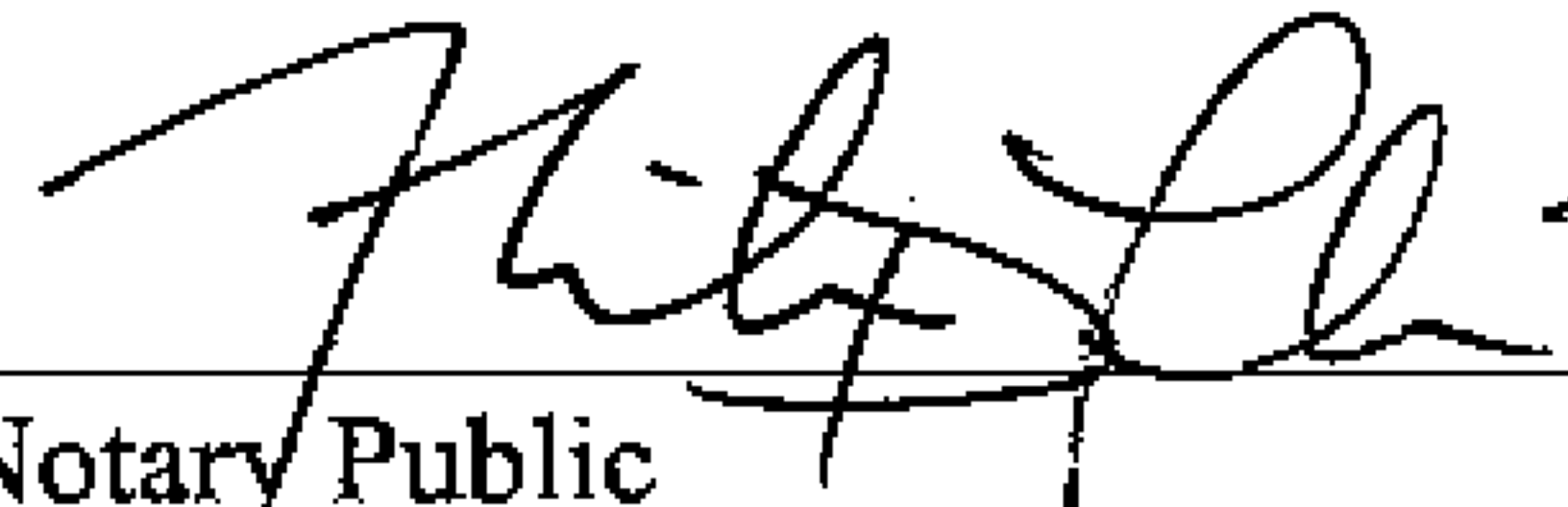
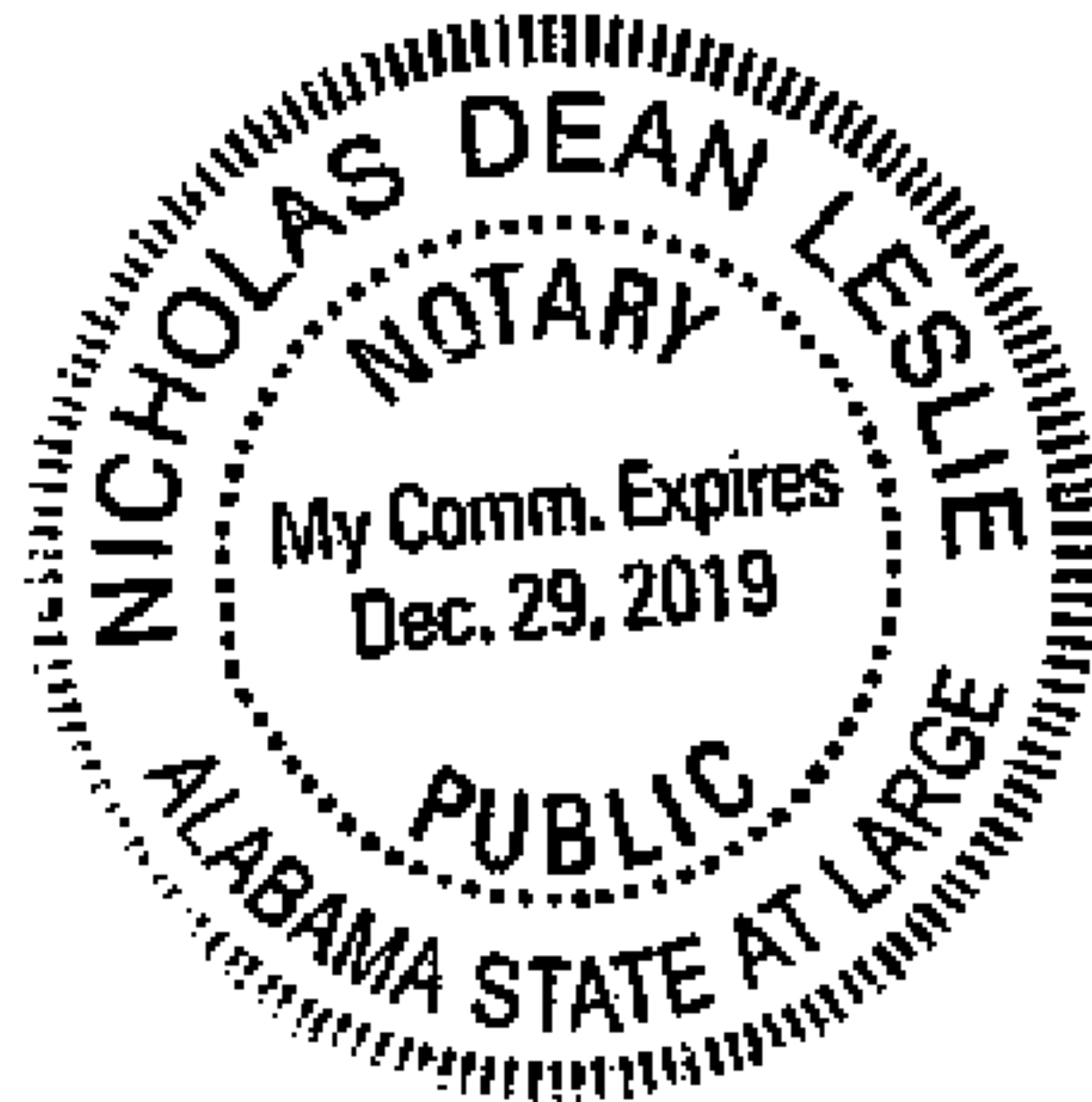
COUNTY OF ~~JEFFERSON~~

Shelby NDL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon A. Byrd and Meghan Byrd, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2019.

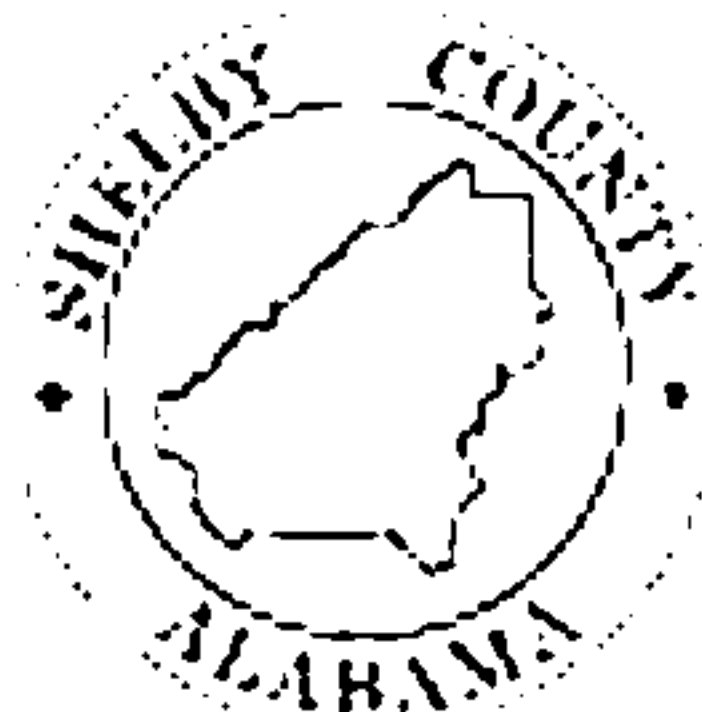
(NOTARIAL SEAL)



Notary Public

Print Name: **Nicholas Dean Leslie**

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2019 08:41:58 AM
\$238.00 CHERRY
20190409000113930

Allie S. Byrd