Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Daniel Barton Masters &
Emily Woodard Masters
2319 Spring Iris Drive
Hoover, AL 35244

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$438,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, CHARLES HENRY CLEVELAND and SUSANA F. CLEVELAND, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, DANIEL BARTON MASTERS and EMILY WOODARD MASTERS (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2432, according to the Survey of Riverchase Country Club, 24th Addition, as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$394,200.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the
day of September, 2019.
CHOLO
CHARLES HENRY CLEVELAND
SUSANA E. CLEVELAND
SUSANA F. CLEVELAND
STATE OF North Carolina)
county of Wigh
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CHARLES HENRY CLEVELAND and SUSANA F. CLEVELAND, whose names are sign to the foregoing conveyance and who are known to me, acknowledged before me on this day the being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the day of September, 2019.
NOTARY PUBLIC  My commission expires: Olcumber 13 2021
RED TARY PURCHASE

## Real Estate Sales Validation Form

		This Document	must be filed in accorda	ance with Cod	le of Alabama	1975, Section 40-22-1		
Granto	or's Name		ENRY CLEVELAND F. CLEVELAND		DANIEL BARTON MASTERS and Grantee's Name EMILY WOODARD MASTERS			
Mailin	g Address	2319 SPRING HOOVER, AL	35244		Mailing Address2319 SPRING IRIS DRIVE HOOVER, AL 35244			
Property Address 2319 SPRING IRIS DRIVE HOOVER, AL 35244					Date of S	ale <mark>September 30, 2019</mark>		
				_ Total	Purchase Pi	rice\$438,000.00		
					ог			
				Aç	tual Value	\$		
	•			<b>.</b>	or			
				Assesso	r's Market Va	lue <u>\$</u>		
one) (	_		ue claimed on this form ry evidence is not requi			owing documentary evidence: (check		
	Sales Contra	ct		Other				
	Closing State							
	-	s not required.	- ··· ··· · · · · · · · · · · · · · ·	structions	- Toquirou	information referenced above, the		
	or's name and	_			n or persons (	conveying interest to property and their		
Grante conve	_	nd mailing addi	ress - provide the name	e of the perso	n or persons	to whom interest to property is being		
-	_	the physical a perty was conve	• • •	being convey	ed, if availab	le. Date of Sale - the date on which		
_	<del>-</del>	ce - the total are ered for record.	-	hase of the p	roperty, both	real and personal, being conveyed by		
the ins	strument offe		<del>-</del>	_	- <b>-</b>	real and personal, being conveyed by ed by a licensed appraiser or the		
valuat	ion, of the p	roperty as dete	ermined by the local offi	icial charged	with the respo	fair market value, excluding current use onsibility of valuing property for Code of Alabama 1975 § 40-22-1(h).		
furthe	r understand		statements claimed on			nis document is true and accurate. I e imposition of the penalty indicated in		
Date	September	· 30, 2019		PrintM	alcolm S Mo	cLeod		
	_Unattested		(verified by)	Sign(	(Grantari)	Grantee/Owner/Agent) sircle one		

(verified by)

Filed a
Official
Judge o
Clerk
Shelby
10/01/2
\$72.00
2019100

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 01:47:36 PM
\$72.00 CATHY

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