

Send tax notice to:
SANDRA L BUCKNER
3520 CHESHIRE DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019619

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$307,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ANTHONY JELERCIC and TUCKER PATE JELERCIC, husband and wife**, whose mailing address is: 919 Legacy Park Rd Mount Juliet TN 37122 (hereinafter referred to as "Grantors") by **SANDRA L BUCKNER and WILLIAM A BUCKNER and CASEY BUCKNER and CHRISTINA BUCKNER** whose property address is: **3520 CHESHIRE DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 C, according to the Resurvey of Lots 77 through 80 and Lots 83 through 85, Meadow Brook 5th Sector 1st Phase, as recorded in Map Book 9, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Such state of facts as shown on record subdivision plat Map Book 9, page 9, Shelby County Records.
3. Any prior reservation or conveyance, 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 subject property.
4. Building line(s) as shown by recorded map.
5. Easement(s) as shown by recorded map.
6. Restrictions as shown by recorded map.
7. Restrictions appearing of record in Misc. Volume 50, page 828; Misc. Volume 50, page 948; Misc. Volume 52, page 197 and Misc. Volume 56, page 195, in the Probate Office of Shelby County, Alabama.
8. Agreement with Alabama Power Company recorded in Misc. Volume 52, page 193, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company as recorded in Volume 349, page 802 in the Probate Office of Shelby County, Alabama.
10. Restrictions appearing of recorded in Map Book 9, page 109, in the Probate Office of Shelby County, Alabama.

\$301,929.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of October, 2019.


ANTHONY JELERCIC


TUCKER PATE JELERCIC


STATE OF Tennessee
COUNTY OF Davidson

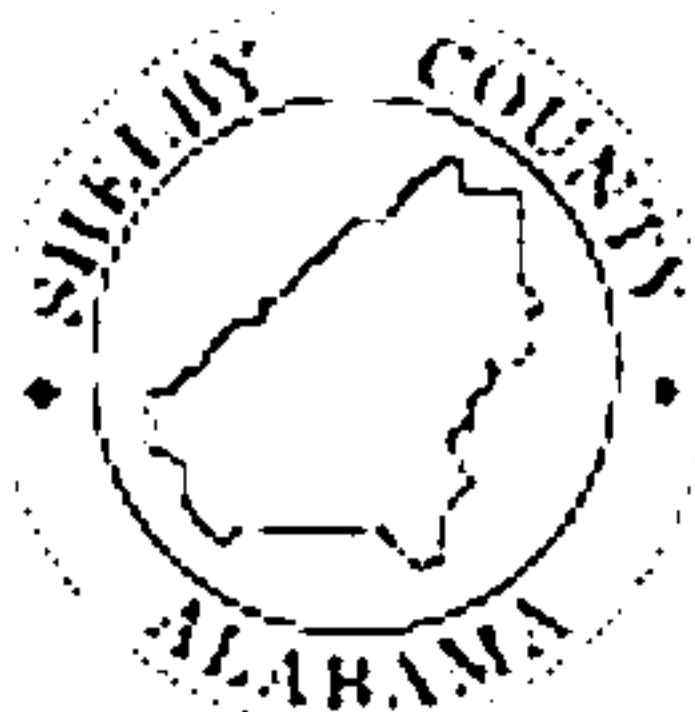
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY JELERCIC and TUCKER PATE JELERCIC whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the 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 9th day of October, 2019.



My Commission Expires Nov. 8, 2022


Notary Public
Print Name: Miranda Young
Commission Expires: 11-8-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2019 02:16:25 PM
\$31.00 CATHY
20191014000378290

