

Send tax notice to:
Jeffrey P. & Stefanie S. Cleveland
2592 Chandalar Lane
Pelham, AL 35124
HOV1900473

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

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Daniel R. Breland and Melissa S. Breland, a married couple**, whose mailing address is: **1152 Santa Marie Ct; Mobile, AL 36693** (hereinafter referred to as "Grantors"), by **Jeffrey P. Cleveland and Stefanie S. Cleveland** (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 178-A, according to a Resurvey of Lot 178, Chandalar South, Third Sector and a 28 foot wide strip of land bordering on the Southeast line of Lot 178, as recorded in Map Book 15, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$218,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, Grantor(s), Daniel R. Breland and Melissa S. Breland have hereunto set their signature(s) and seal(s) on November 8, 2019.


Daniel R. Breland

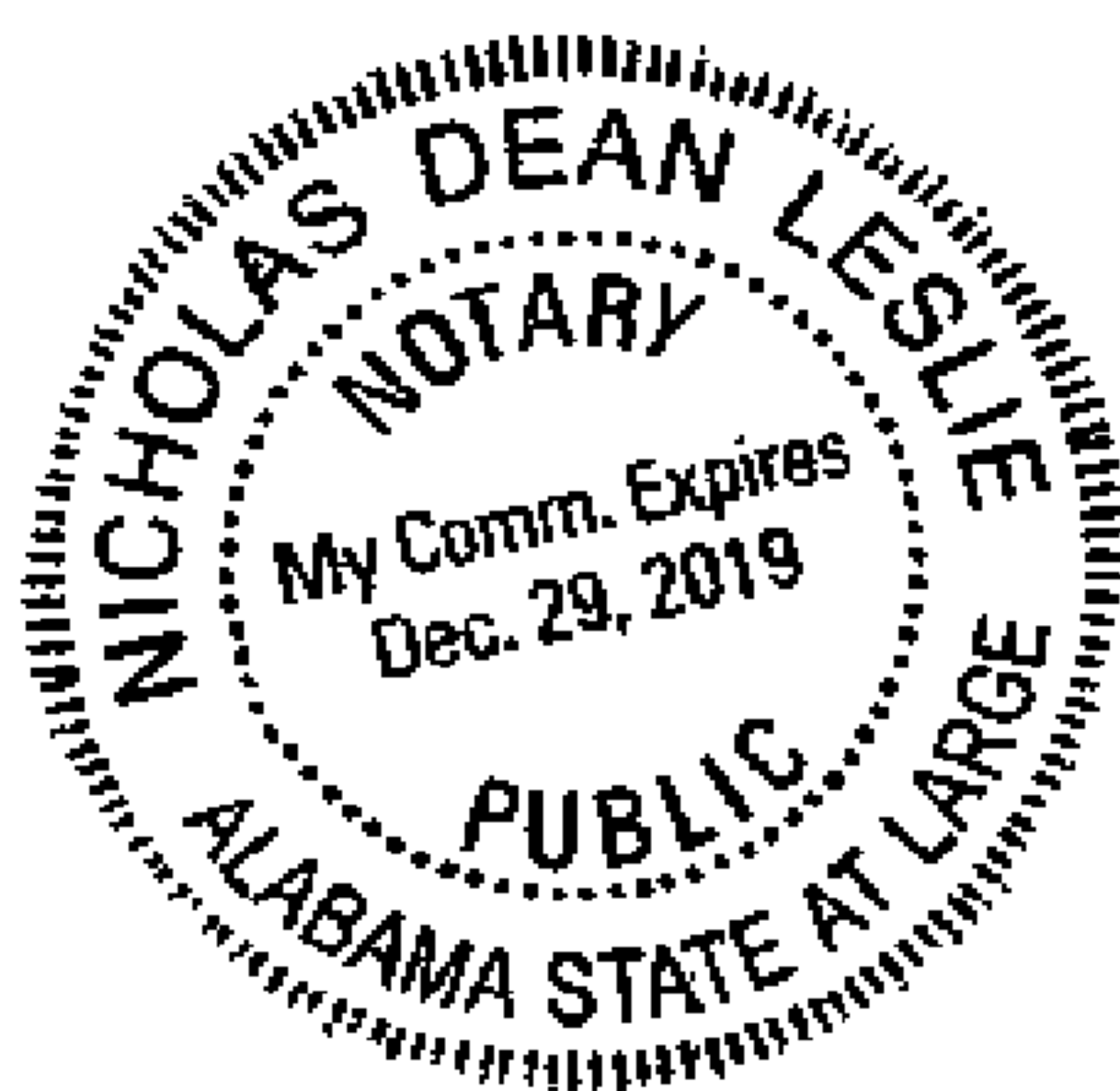

Melissa S. Breland

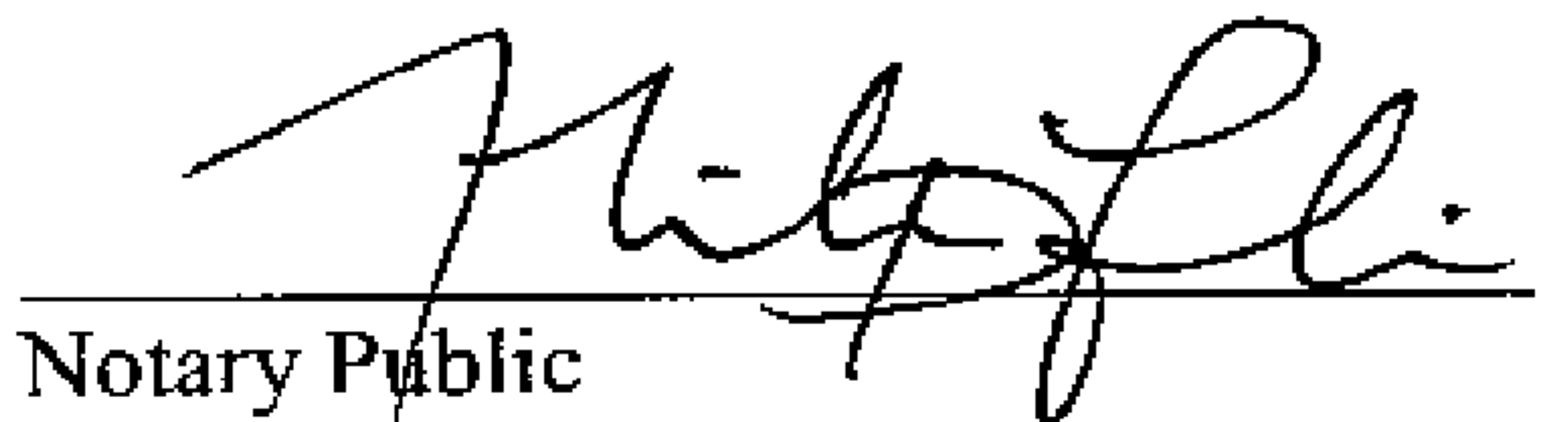
STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~ SHELBY
NDL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel R. Breland and Melissa S. Breland, 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 8th day of November, 2019.

(NOTARIAL SEAL)




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2019 08:58:32 AM
\$36.50 CATHY
20191112000418240

Allen S. Bayl