

Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Eve McCutchen Bland & Troy H. Bland
1201 Gables Drive
Hoover, AL 35244

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$119,400.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **HARVEY A. SCHLETER and DONNA SCHLETER, husband and wife, and REBECCA SCHLETER nka REBECCA HARRIS, a married woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **EVE McCUTCHEN BLAND and TROY H. BLAND** (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:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

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

\$109,155.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor, Rebecca Harris, or her spouse.

Rebecca Schleter and Rebecca Harris are one and the same person.

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 18th day of February, 2020.


HARVEY A. SCHLETER


DONNA SCHLETER


REBECCA HARRIS

STATE OF KENTUCKY)
COUNTY OF Pulaski)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **HARVEY A. SCHLETER, DONNA SCHLETER and REBECCA HARRIS**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, 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 18th day of February, 2020.


NOTARY PUBLIC
My commission expires:

David P. Durham
Notary Public, ID No. 569314
State at Large, Kentucky
My Commission Expires 12/23/2020

Exhibit A

Legal Description

UNIT 1201, BUILDING 12, IN THE GABLES, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177 AND AMENDED IN REAL VOLUME 27, PAGE 733, REAL VOLUME 50, PAGE 327 AND REAL VOLUME 50, PAGE 340 AND RE-RECORDED IN REAL 50, PAGE 942, REAL 165, PAGE 578, AND AMENDED IN REAL 59, PAGE 19 AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407 AND IN REAL 96, PAGE 855 AND REAL 97, PAGE 937 AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733 AMENDED IN REAL VOLUME 50, PAGE 325, FURTHER AMENDED BY REAL 189, PAGE 222, REAL 222, PAGE 691, REAL 238, PAGE 241, REAL 269, PAGE 270, FURTHER AMENDED BY ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN REAL 284, PAGE 181, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFOREMENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGES 41-44, AND AMENDED IN MAP BOOK 9, PAGE 135, MAP BOOK 10, PAGE 49 AND FURTHER AMENDED BY MAP BOOK 12, PAGE 50 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name **HARVEY A. SCHLETER and
DONNA SCHLETER and REBECCA
SCHLETER**

Grantee's Name **EVE MCCUTCHEN BLAND and
TROY H. BLAND**

Mailing Address **1201 GABLES DRIVE
HOOVER, AL 35244**

Mailing Address **1201 GABLES DRIVE
HOOVER, AL 35244**

Property Address **1201 GABLES DRIVE
HOOVER, AL 35244**

Date of Sale **February 19, 2020**

Total Purchase Price **\$114,900.00**

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date **February 19, 2020**

Print **Malcolm S. McLeod**

Unattested

Sign **(Grantor/Grantee/Owner/Agent) circle one**

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2020 01:24:58 PM
\$41.50 CHERRY
20200221000070380

Allen S. Bayl