

20200730000320120
07/30/2020 08:10:51 AM
DEEDS 1/2

Send tax notice to:
Gordon & Carolyn Linderman, Laura Prater
3042 Adams Mill Drive
Chelsea, Alabama 35043
CHL2000182

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 **Three Hundred Two Thousand Five Hundred and 00/100 Dollars (\$302,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Scott E. Klesius and Michele M. Klesius, husband and wife**, whose mailing address is: 164 Ivy Lakes Drive, Saint Johns, FL 32259 (hereinafter referred to as "Grantor"), by **Gordon Wayne Linderman, Carolyn H. Linderman and Laura Prater, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, Adams Mill Subdivision Second Addition, according to the Map or Plat thereof recorded in Map Book 49, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

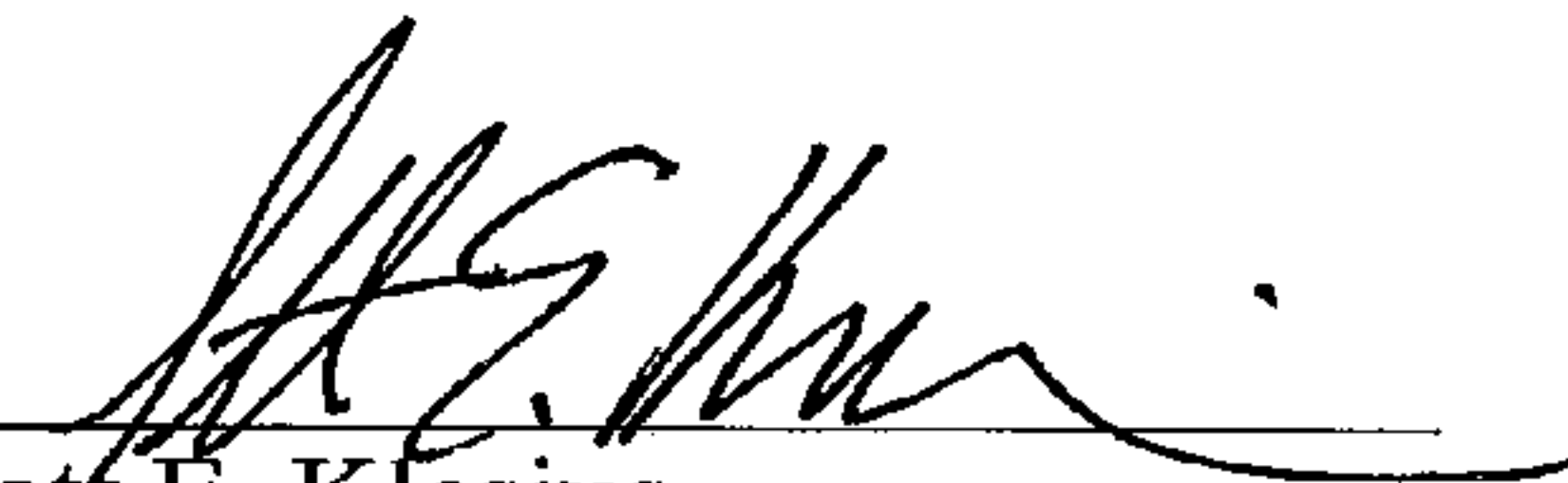
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

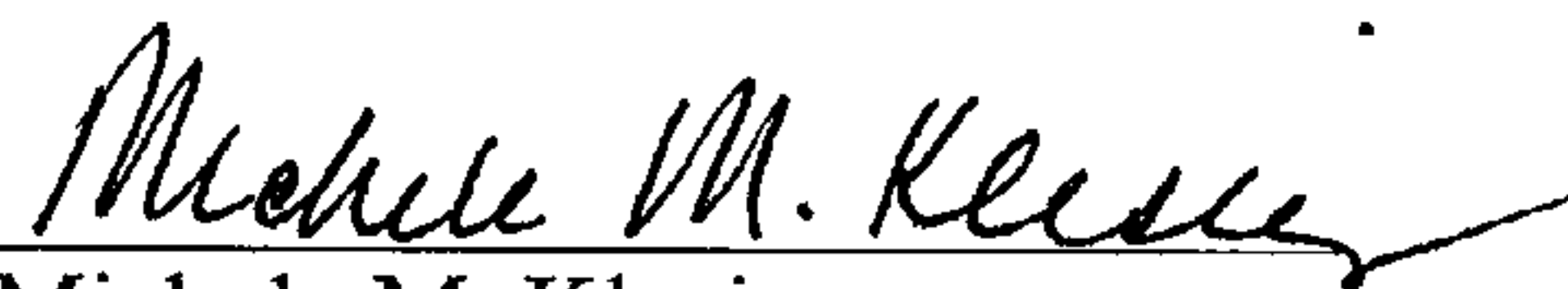
\$52,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and
assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 23rd
day of July, 2020.

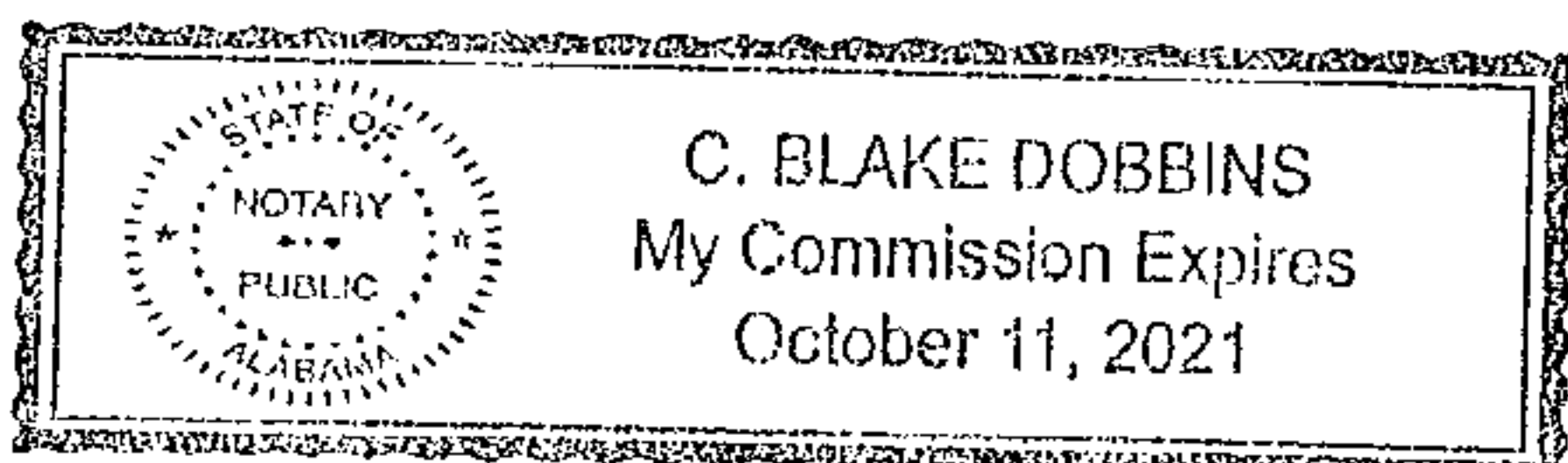

Scott E. Klesius



Michele M. Klesius

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott E. Klesius and Michele M. Klesius, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23rd day of July, 2020.




Notary Public
Print Name: C. Blake Dobbins
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2020 08:10:51 AM
\$276.00 JESSICA
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