

Send tax notice to:
JAMES R VEAL, JR.
200 CAHABA OAKS TRAIL
INDIAN SPRINGS, AL, 35124

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

STATE OF ALABAMA

2020603

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Seventy-Eight Thousand and 00/100 Dollars (\$778,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT EDWARD JORDAN and DEBBIE JAN JORDAN, husband and wife**, whose mailing address is: 200 Cahaba Oaks Trail Indian Springs AL 35124 (hereinafter referred to as "Grantors") by **JAMES R VEAL, JR. and BELLE T VEAL** whose property address is: **200 CAHABA OAKS TRAIL, INDIAN SPRINGS, AL, 35124** 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 29, according to the Survey of Cahaba Oaks, as recorded in Map Book 18, Page 141, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1994-26703 and Inst. No. 2006-17433.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1995-12818.

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 7th day of August, 2020.

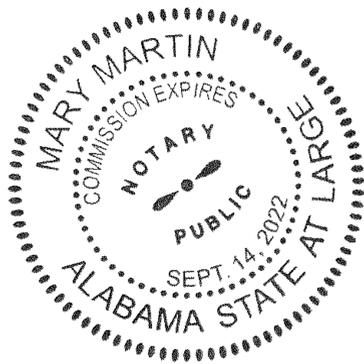
Robert Edward Jordan
ROBERT EDWARD JORDAN
Debbie Jan Jordan
DEBBIE JAN JORDAN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT EDWARD JORDAN and DEBBIE JAN JORDAN 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 7th day of August, 2020.



Mary Martin

Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 10:50:06 AM
\$803.00 CHERRY
20200812000345540

Allie S. Beyl