

20201230000600690
12/30/2020 11:38:19 AM
DEEDS 1/3

Send tax notice to: Christopher M. Cleland, 701 Liberty Shores Blvd., Vincent, Al. 35178
This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd. Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Three hundred fifty-five thousand and no/100 (\$355,000.00) Dollars** the amount of which can be verified by the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

✓ **Hugh J. Fisher and his wife Jennifer B. Lothian, whose mailing address is:**
1737 YUCCA LANE NORTH PORT FL 34286
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Christopher M. Cleland and Evette Alyce Cleland, whose mailing address is:
701 Liberty Shores Blvd., Vincent, Al. 35178

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 701 Liberty Shores Blvd., Vincent, Al. 35178 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$337,250.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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 we have hereunto set our hands(s) and seal(s) this **25** day of **AUGUST**, 2020.

20201230000600690 12/30/2020 11:38:19 AM DEEDS 2/3

Hugh J. Fisher (SEAL)
HUGH J. FISHER
Jennifer B. Lothian (SEAL)
JENNIFER B. LOTHIAN

✓ State OF FLORIDA
County Of ST. JOHNS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh J. Fisher and his wife Jennifer B. Lothian, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

✓ Given under my hand and official seal this the 25 day of AUGUST, 2020.

✓ My commission expires: Jan 15, 2023
NOTARY PUBLIC

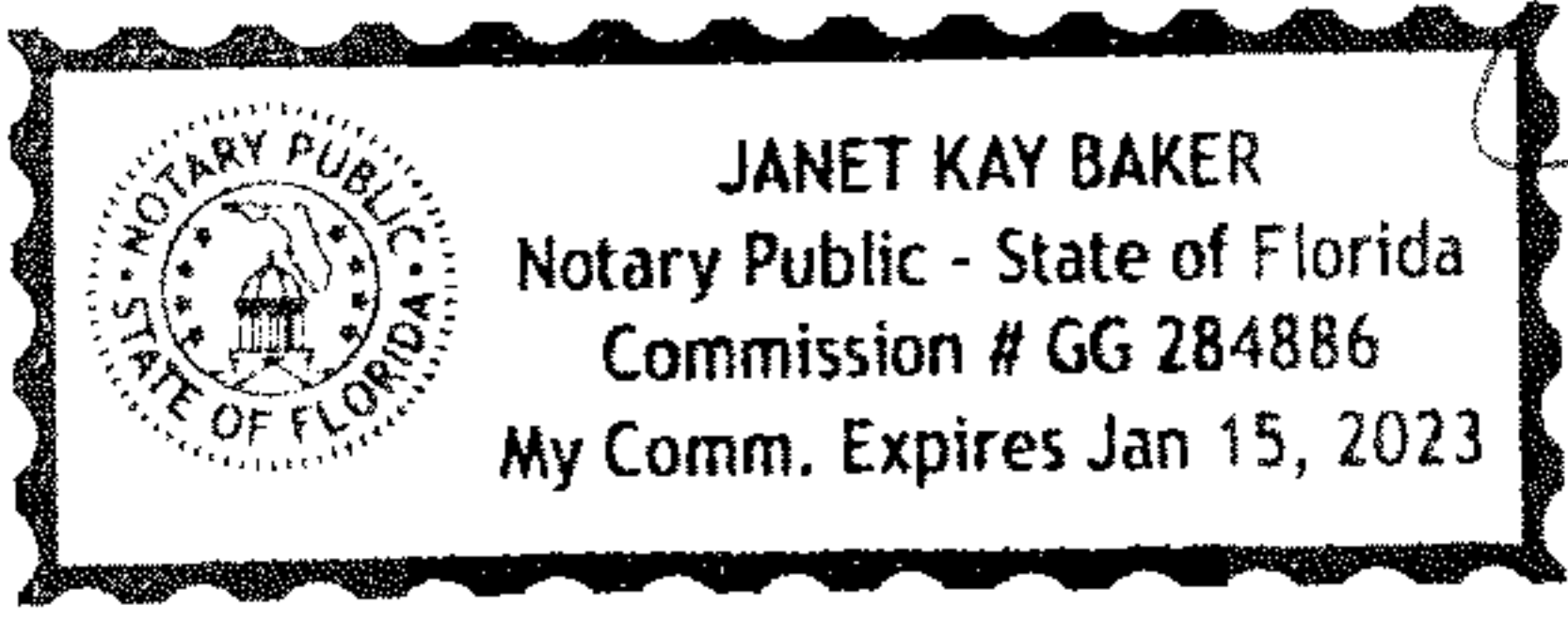


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 20-3099

Lot 10B, according to the Map or Plat of Liberty Shores, as recorded in Map Book 43, page 46, in the Office of the Judge of Probate of Shelby County, Alabama and being a Re-Survey of Lots 3, 4, 6, 7 8, 9 & 10, according to the Map or Plat of Liberty Shores, as recorded in Map Book 43, page 8, in the Probate Office of Shelby County, Alabama.

Lot 10A, according to the Survey of Liberty Shores, as recorded in Map Book 43, Page 46, in the Office of the Judge of probate of Shelby County Alabama and being a Resurvey of Lots 3, 4, 6, 7, 8, 9 and 10, according to the Survey of Liberty Shores, as recorded in Map Book 43, Page 8, aforesaid records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2020 11:38:19 AM
\$46.00 CHARITY
20201230000600690

Allie S. Bayl