

20210608000279800
06/08/2021 12:28:43 PM
DEEDS 1/2

This Instrument was Prepared by:
Marcus Hunt
South Oak Title, LLC
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To: Jennifer M. McCaleb
Brenton L. McCaleb
308 Sterling Manor Circle
Alabaster, AL 35007

File No.: 21-2212

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand One Hundred Dollars and No Cents (\$180,100.00)**, the amount of which can be verified in 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, **Jennifer M. McCaleb and Brenton L. McCaleb, wife and husband whose mailing address is 308 Sterling Manor Circle, Alabaster, AL 35007** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jennifer M. McCaleb and Brenton L. McCaleb, whose mailing address is 308 Sterling Manor Circle, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 308 Sterling Manor Circle, Alabaster, AL 35007**; to wit;

Lot 13, according to the Final Plat of Sterling Gate Sector 2 Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

Jennifer M. McCaleb and Jennifer M. Turner are one and the same person.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$276,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of May, 2021.

Jennifer M. McCaleb
Jennifer M. McCaleb

Brenton L. McCaleb
Brenton L. McCaleb

State of Alabama

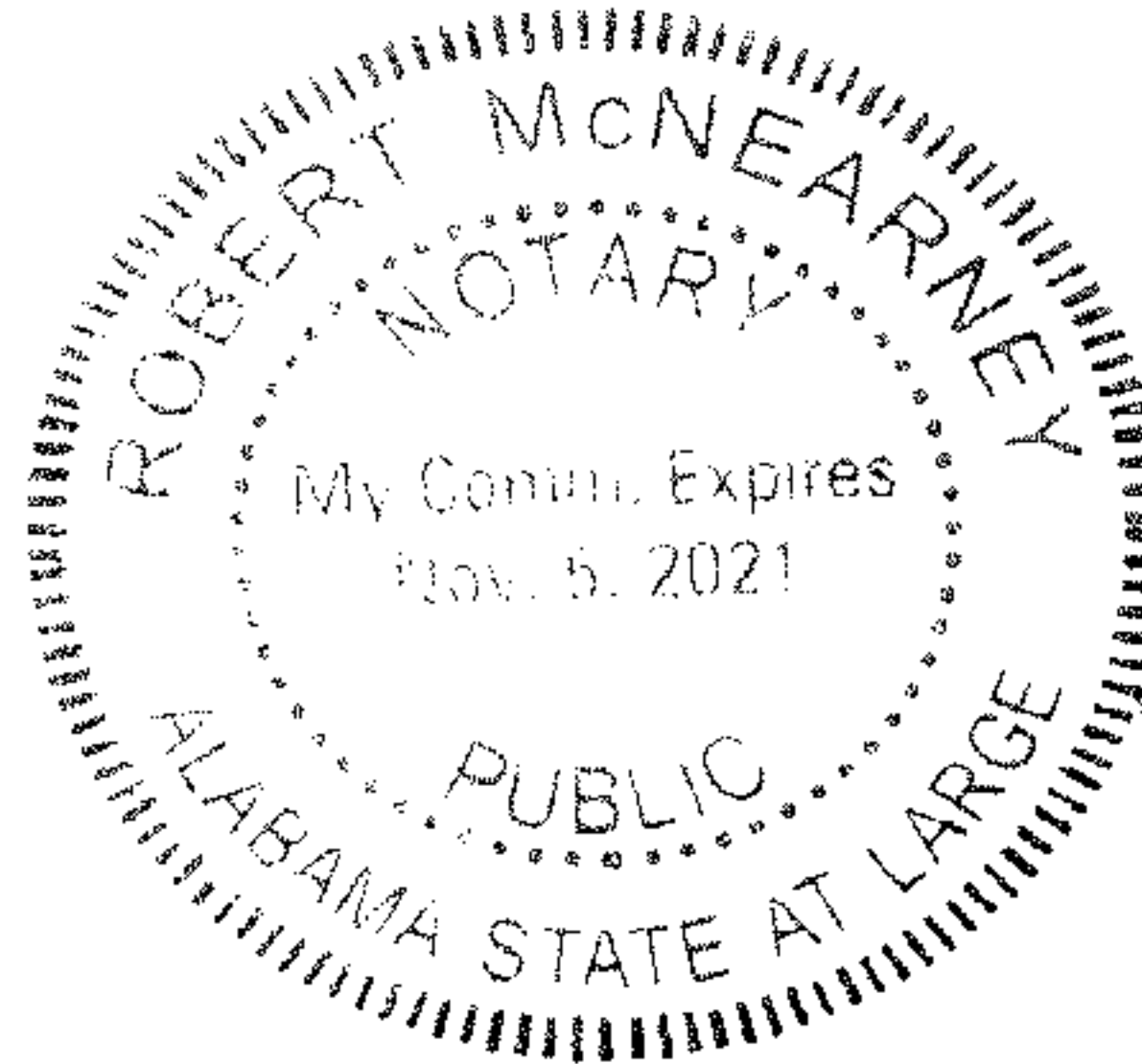
County of Jefferson

I, Robert McNearney, a Notary Public in and for the said County in said State, hereby certify that Jennifer M. McCaleb and Brenton L. McCaleb, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 2021.

Robert McNearney
Notary Public, State of Alabama

My Commission Expires: 11/5/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2021 12:28:43 PM
\$27.00 JOANN
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Alli S. Bezel