

20210628000311510
06/28/2021 10:20:23 AM
DEEDS 1/5

SEND TAX NOTICE TO:

David Veal and Mary Veal
721 Chase Brook Circle
Hoover, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100255

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Betty Reynolds, a married woman**, whose address is 6232 Bent Brook Drive, Bessemer, AL 35022 and **Danny David, a married man**, whose address is 175 Owens Road, Ft. Mitchell, AL 36856 and **Thomas David, a married man**, whose address is 1074 SE 16th Terrace, Newcastle, OK 73065 and **Nicholas Perry, an unmarried man**, whose address is 1020 Westlake Blvd., Bessemer, AL 35020 (hereinafter "Grantor", whether one or more), by **David Veal and Mary Veal** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 40 Acres, Hwy. 13, Helena, AL 35080, to-wit:**

SE 1/4 of NE 1/4 of Section 4, Township 21, Range 4 West, situated in Shelby County, Alabama.

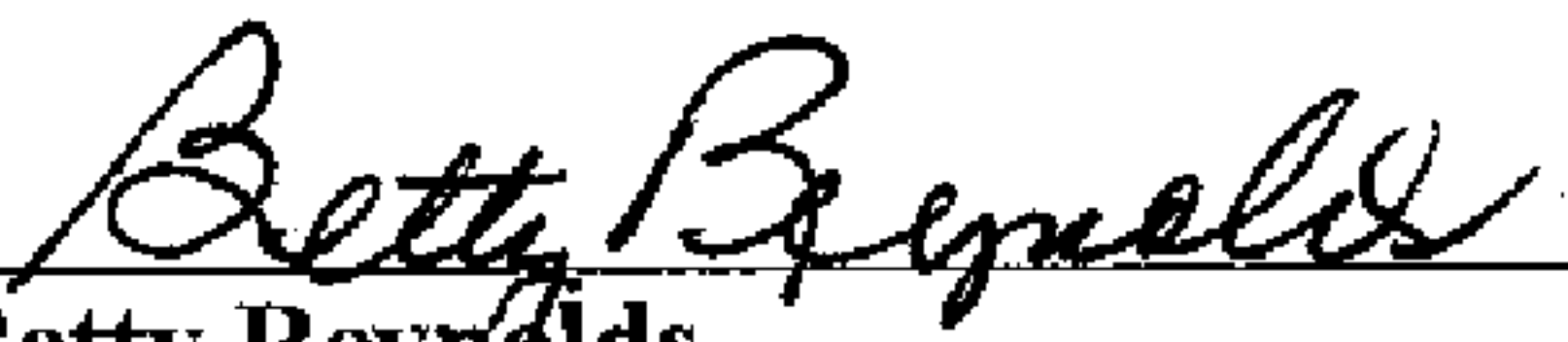
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

This property does not constitute the homestead of the grantors nor their spouses.

Nicholas Perry and Nicholas Fletcher Perry are one and the same person.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of June, 2021.

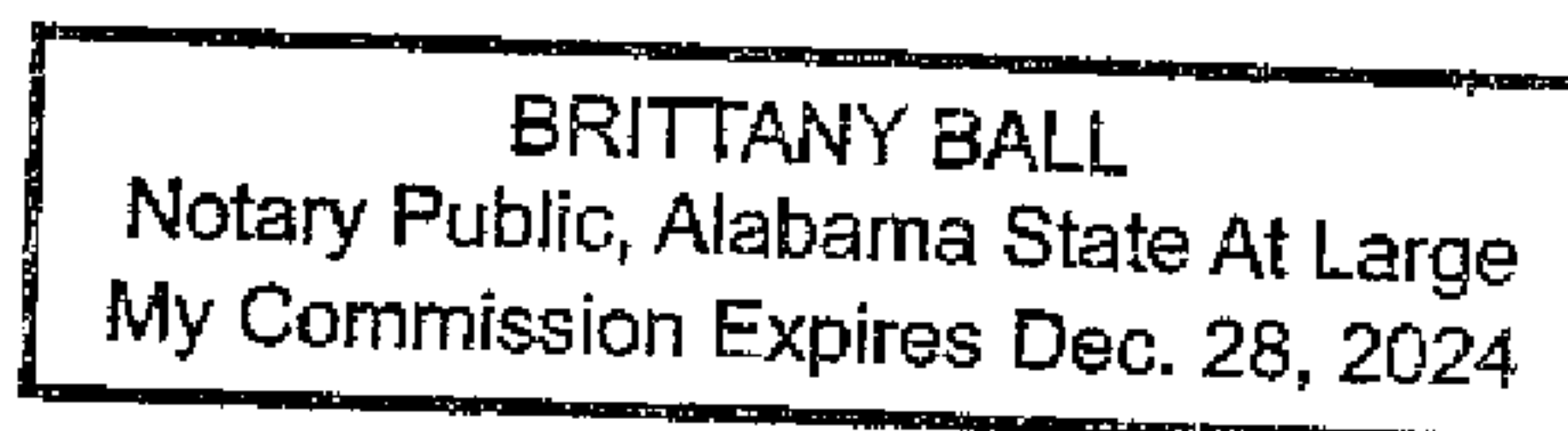

Betty Reynolds

State of Alabama
County of Jefferson


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Betty Reynolds, 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 on this 24th day of June, 2021.


Notary Public



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of June, 2021.

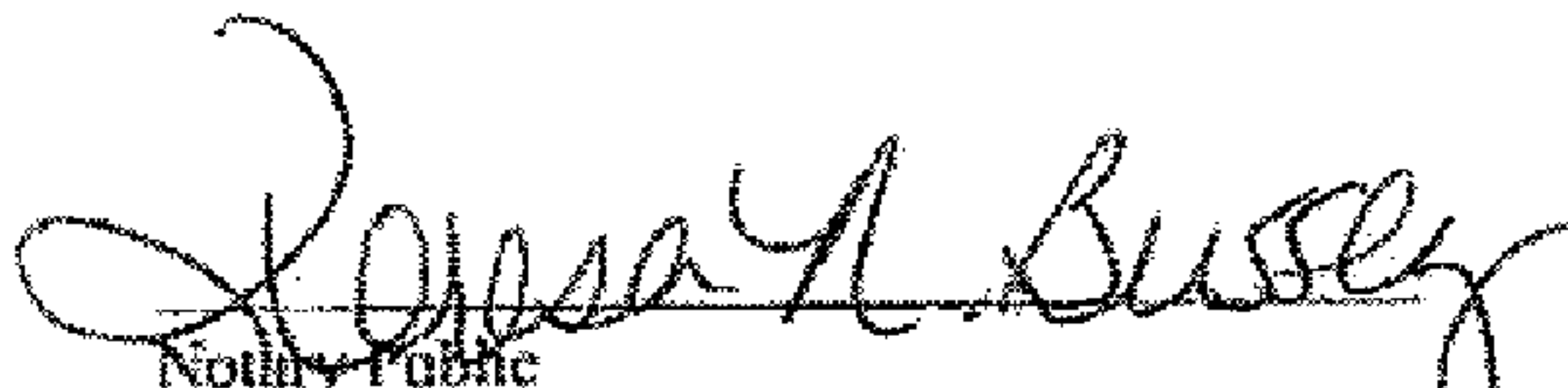


Danny David

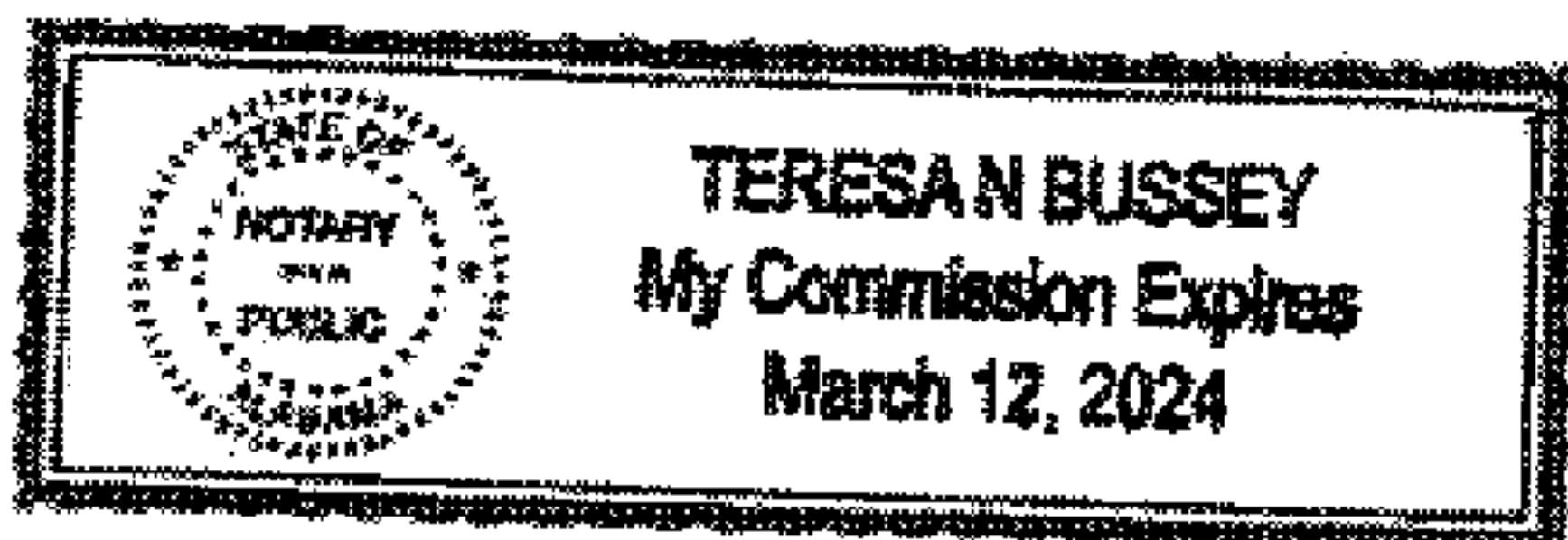
State of Alabama
County of Russell

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Danny David, 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 on this 24th day of June, 2021.



Notary Public



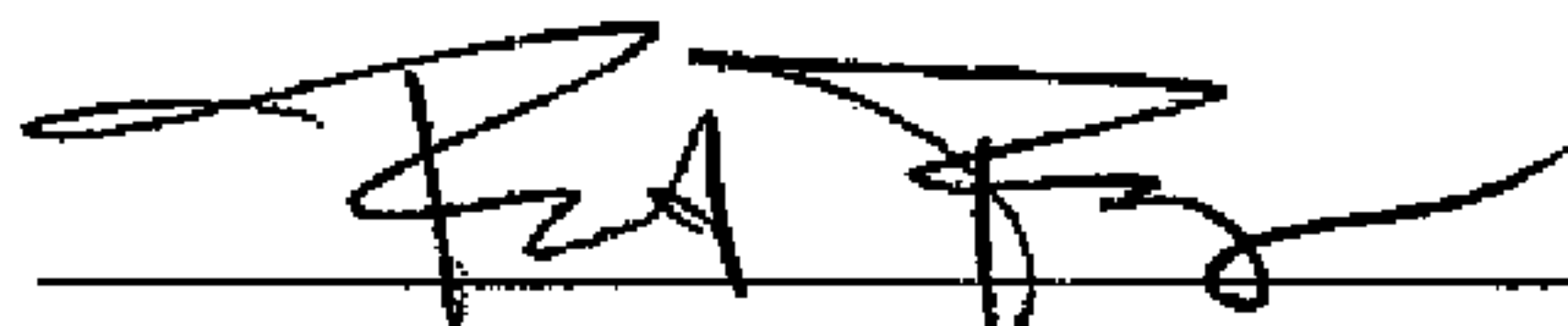
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of June, 2021.

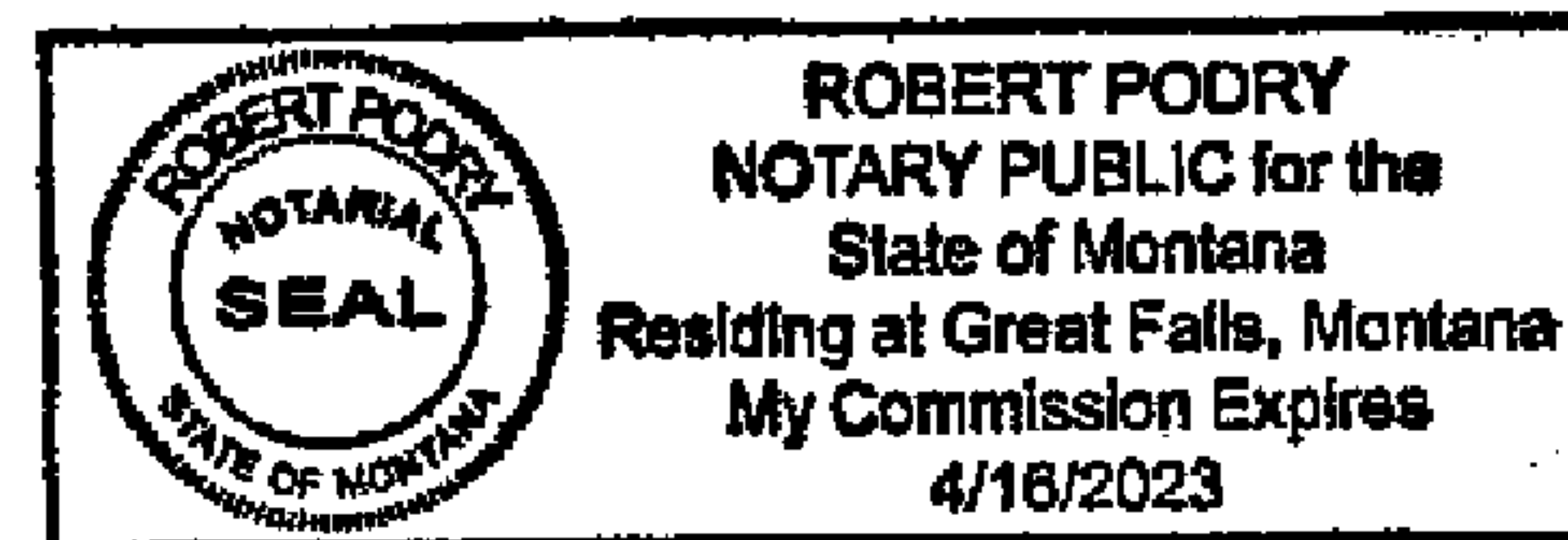

Thomas David

State of ~~Oklahoma~~ Montana
County of CASCADE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Thomas David, 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 on this 24th day of June, 2021.


Notary Public



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of June, 2021.

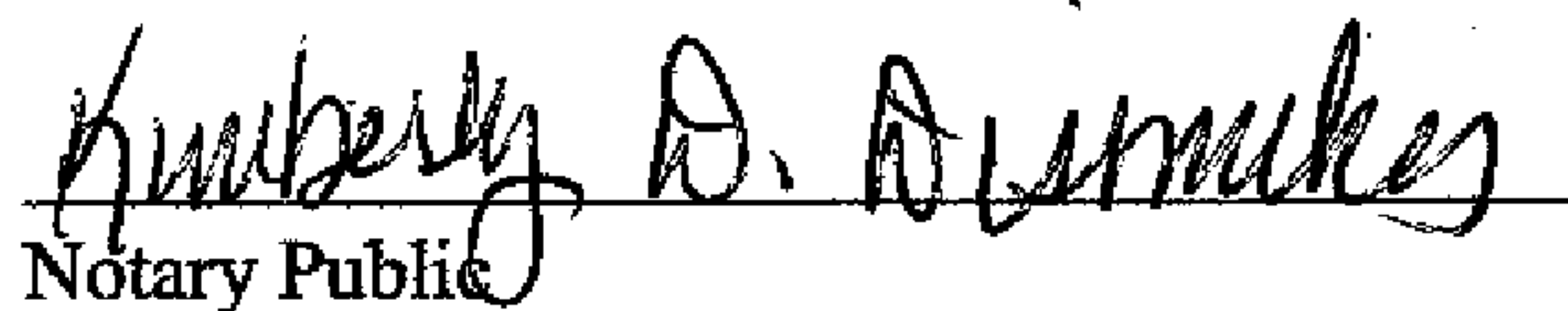

Nicholas Perry

State of Alabama

County of St Clair

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Nicholas Perry, 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 on this 24th day of June, 2021.


Notary Public

MY COMMISSION EXPIRES DECEMBER 22, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2021 10:20:23 AM
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