

20211004000483390
10/04/2021 02:47:19 PM
DEEDS 1/2

Send tax notice to:
Andrew & Joanne Debaat Doelman
928 Willow Bend Rd.
Pelham, AL 35124
HWD2100316

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 **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **R. Don Bryan**, whose mailing address is: c/o Randy Bryan, 254 Plaza Dr., Oviedo, FL 32765 (hereinafter referred to as "Grantors"), by **Andrew Tyler Debaat Doelman and Joanne Eleanore Debaat Doelman** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 7, Block 4, according to a Resurvey of Lots 7 & 8, Block 4, Indian Valley, Fourth Sector and a part of the NW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 2 West as recorded in Map Book 5, page 113 in the Probate Office of Shelby County, Alabama. And a parcel of land more particularly described as follows: Begin at the most North and East corner of said Lot 8; thence run in a Southwesterly direction along the Northerly line of said Lot 8; said line also being the most Southerly line of Lot 7, a distance of 238.40 feet; thence turn an angle to the left of 147 deg. 32 min. 39 sec. and run in an Easterly direction a distance of 204.78 feet to its intersection with the Southeasterly line of said Lot 8; thence turn an angle to the left of 42 deg. 38 min. 21 sec. and run in a Northeasterly direction along the said Southeasterly line of said Lot 8 a distance of 58.01 feet to the most South and East corner of said Lot 8; thence turn an angle to the left of 74 deg. 56 min. 09 sec. and run in a Northerly direction along the Easterly line of said Lot 8 a distance of 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 2412 Mahaska Dr., Birmingham,. AL 35244

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.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs,
executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs,
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that
they are free from all encumbrances except as noted above; that they have a good right to sell and convey
the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), R. Don Bryan have hereunto set their signature(s) and seal(s) on September 29, 2021.

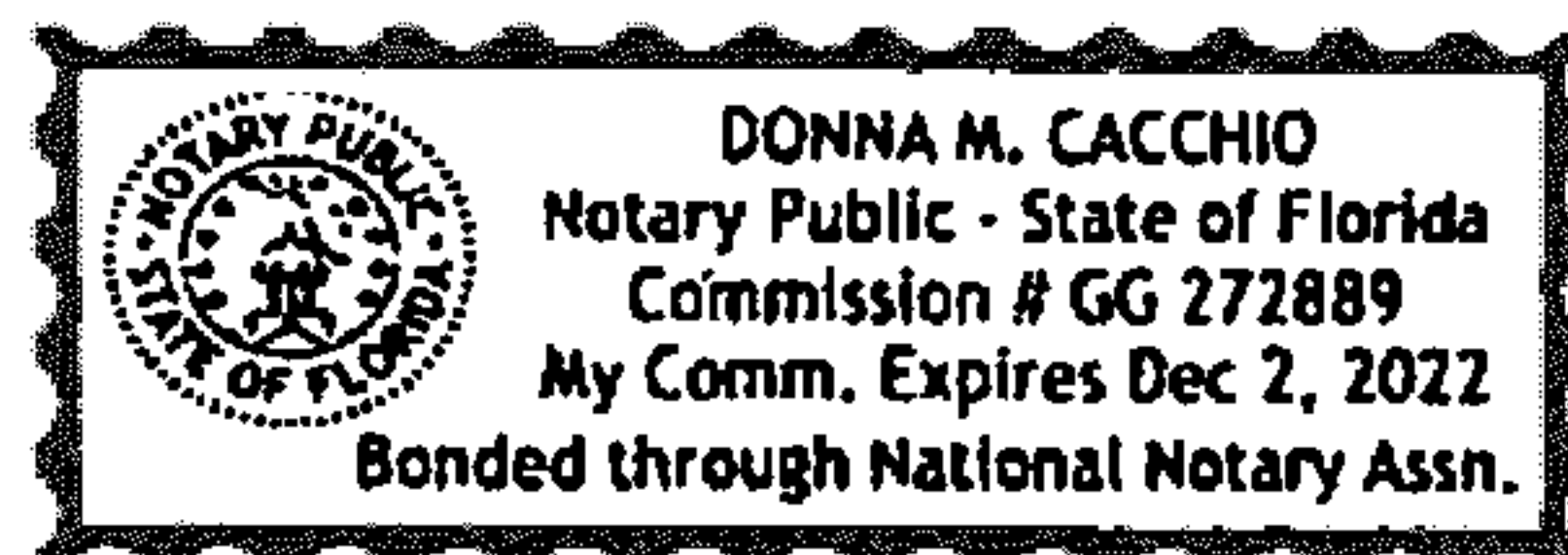
→ R. Don Bryan by Randy C. Bryan, AIF
R. Don Bryan by Randy C. Bryan
Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy C. Bryan, Attorney-in-Fact for R. Don Bryan, 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 29th day of September, 2021.

(NOTARIAL SEAL)



[Signature]
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2021 02:47:19 PM
\$175.00 JOANN
20211004000483390

Allen S. Bayl