

Send tax notice to:
JAMES B. MCLESTER, III
312 SUNSET RIDGE
BESSEMER, AL, 35022

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

STATE OF ALABAMA

2022198T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SCOTT THOMAS CHERONES and LINDA KATHLEEN CHERONES, HUSBAND AND WIFE**, whose mailing address is 1300 County Road 463, CLAYTON, AL 35046 (hereinafter referred to as "Grantors") by **JAMES B. MCLESTER, III and LAURA A. MCLESTER** whose property address is: **312 SUNSET RIDGE, BESSEMER, AL, 35022** 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 1 and Lot 2, according to the Survey of Frank A. Lovoy, Jr. Boundary Survey, as recorded in Map Book 22, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

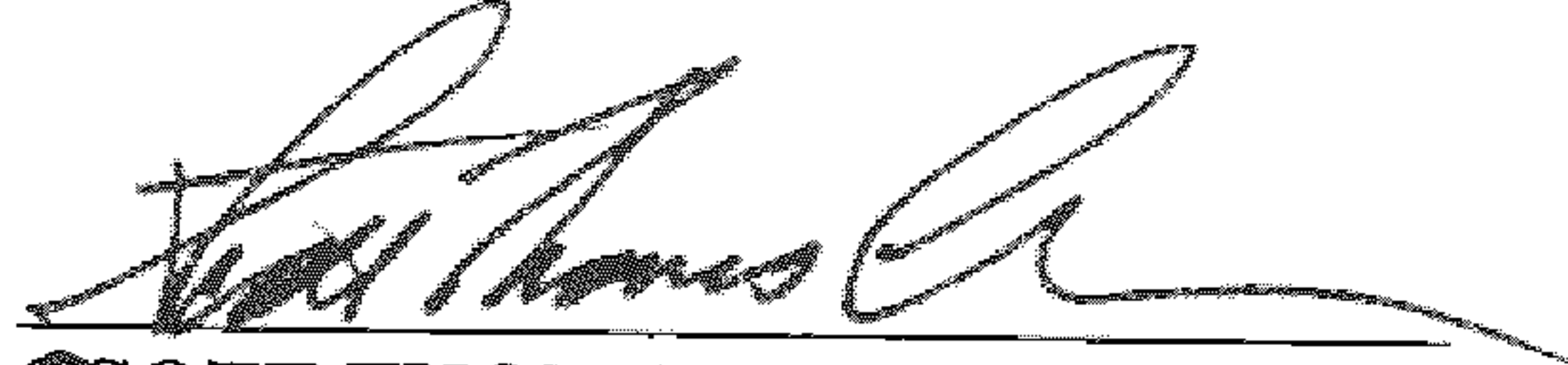
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and setback lines as shown on the recorded Map of Frank A. Lovoy, Jr. Boundary Survey, as recorded in Map Book 22, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement recorded in Book 313, page 780, in the Probate Office of Shelby County, Alabama.
5. Covenants, conditions and restrictions as recorded in Book 24, page 98, in the Probate Office of Shelby County, Alabama.

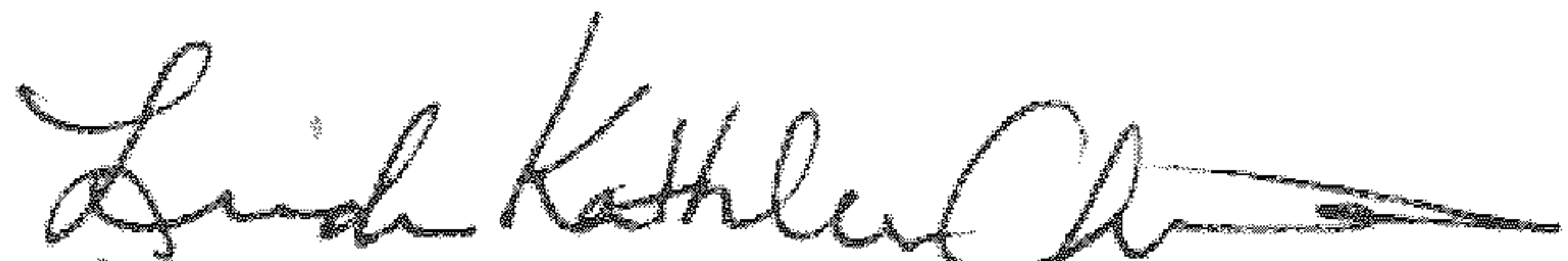
\$650,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 2nd day of May, 2022.

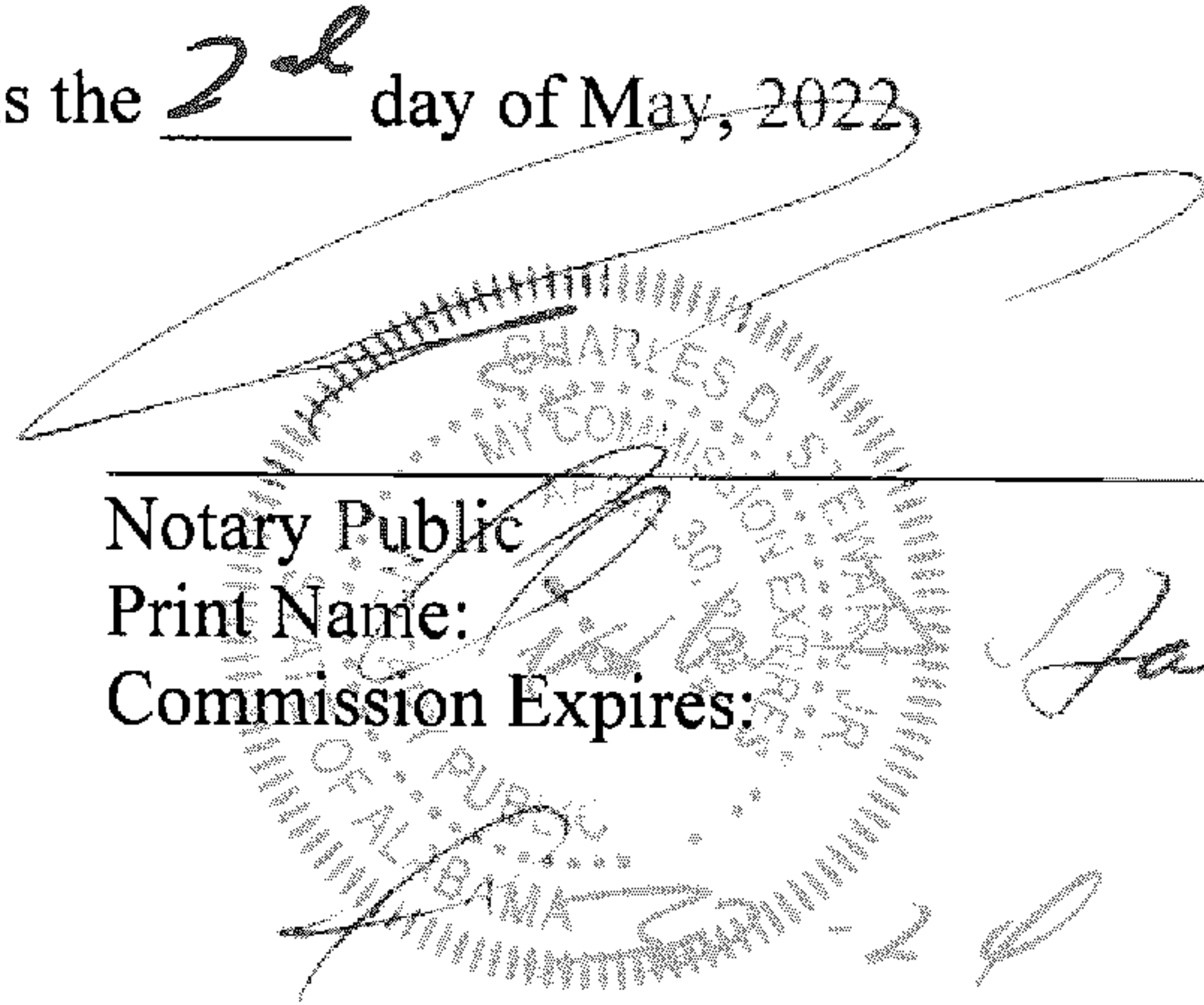

SCOTT THOMAS CHERONES

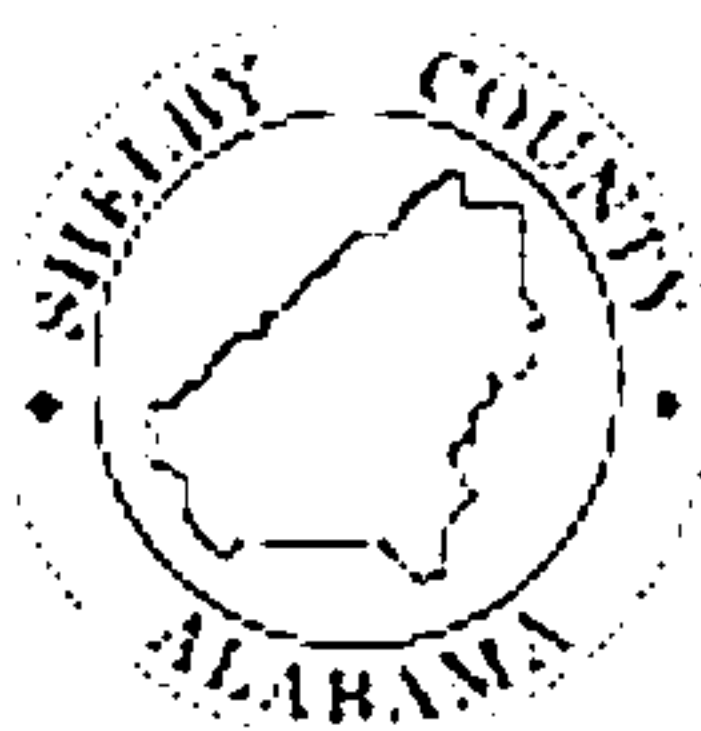

LINDA KATHLEEN CHERONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTT THOMAS CHERONES and LINDA KATHLEEN CHERONES whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of May, 2022


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2022 03:24:13 PM
\$26.00 JOANN
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