



20220705000265960 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
07/05/2022 02:38:49 PM FILED/CERT

At the request of Sellers, Brian K. & Dollie McGuire Cleaver

Send Tax Notice to

This instrument was prepared by:
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Griselda Elizabeth Tejada Portillo
913 Independence Drive
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA *
COUNTY OF _____ *

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand Dollars and No/100 Dollars (\$100,000.00) to the undersigned Grantor **Brian K. Cleaver, a single man**, in hand paid by Grantee **Griselda Elizabeth Tejada Portillo, a single female**, the receipt whereof is acknowledged as having been paid on the 5th day of May, 2022, Grantor grants, bargains, sells, and conveys unto Grantee, the following described real estate, situated in Shelby County, in the State of Alabama, to-wit:

Lot 21, according to the survey of Valley Forge as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama, and further described by Property Tax Commissioner for Shelby County, Alabama, with Case No.: PA 006059, Parcel No.: 13 8 34 1 003 057.000 on January 24, 2008, address of: 913 Independence Drive, Alabaster, Alabama 35007.

This instrument was prepared at the requests of the Grantor and Grantee without a title search nor survey having been performed. This instrument is subject to the following: Ad Valorem taxes, if any, and all covenants, easements, reservations, rights of way, and restrictions at record. This property constitutes as the Homestead of Grantee.

TO HAVE AND HOLD, to said Grantee, and his/her/their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted hereinabove; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to said Grantee, her heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27 day of JUNE, 2022.
20__.


Brian K. Cleaver, Grantor



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STATE OF ALABAMA *
COUNTY OF Shelby *

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary in and for said County and State, hereby certify that Brian K. Cleaver, an unmarried man, whose names is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this the 23 day of June, 2022, that being informed of the contents of the conveyance he executed same voluntarily on the day the same bears date. Given under my hand and official seal this the 23 day of June, 2022

Lori Marshall
Notary Public

(SEAL)

