

20220725000289220  
07/25/2022 10:26:29 AM  
DEEDS 1/3

Send Tax Notice to:  
Megan Yarko and John Yarko  
1412 Heather Lane  
Alabaster, AL 35007

This Instrument Prepared By:  
Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-22-1890

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FORTY SIX THOUSAND AND 00/100 (\$346,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Deanna L. McLean and Mandy L. McLean, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

130 Weeping Circle, Wilsonville, AL 35186

by **Megan Yarko and John Yarko (herein referred to as "Grantee," whether one or more),** whose mailing address is

1412 Heather Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1412 Heather Lane, Alabaster, AL 35007,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

**AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

**MINING AND MINERAL RIGHTS EXCEPTED.**

**\*\*\*Mandy L. McLean is one and the same person as Mandy L. Owen\*\*\***

**\$276,800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**TO HAVE AND TO HOLD** to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2nd day of July, 2022.



Deanna L. McLean



Mandy L. McLean

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Deanna L. McLean and Mandy L. McLean**, 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.

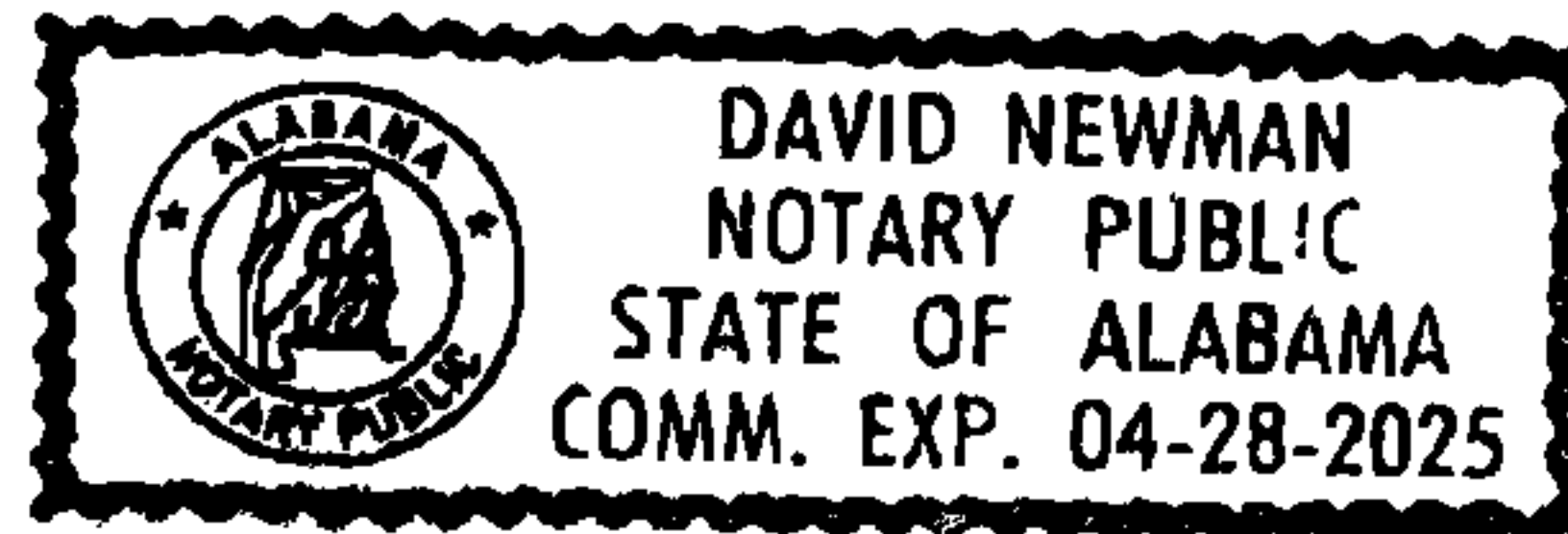
Given under my hand and official seal this 2nd day of July, 2022.



Notary Public

Printed Name

My Commission Expires:



**EXHIBIT A**

**Property 1:**

**Lot 56, according to the Survey of Scottsdale Third Addition, Phase Two, recorded in Map Book 9, page 12, in the Probate Office of Shelby County, Alabama.**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/25/2022 10:26:29 AM  
\$375.00 JOANN  
20220725000289220**

*Allen S. Boyd*