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08/18/2022 01:01:45 PM
DEEDS 1/2

SEND TAX NOTICE TO:

James Wilbur McLean, III and Anita Marie-Nanette
McLean
1394 Legacy Drive
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHT HUNDRED NINETY FOUR THOUSAND AND 00/100 (\$894,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Duane Brown and Terri Brown, a married couple**, whose address is PO Box 36964, Hoover, AL 35236, (hereinafter "Grantor", whether one or more), by **James Wilbur McLean, III and Anita Marie-Nanette McLean**, whose address is 7770 Stratford Lane, Sandy Springs, GA 30350, (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 **James Wilbur McLean, III and Anita Marie-Nanette McLean, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 1394 Legacy Drive, Birmingham, AL 35242 to-wit:

Lot 843, according to the map and survey of Greystone Legacy, the Sector, Phase 1, as recorded in Map Book 31, Pages 14 A, B & C, in the Office of the Judge of Probate of 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.

Subject to a third-party mortgage in the amount of \$715,200.00 executed and recorded simultaneously herewith.


Jim Wilbur McLean, III is one and the same person as James Wilbur McLean, III.

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 18th day of August, 2022.



Duane Brown



Terri Brown

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Duane Brown and Terri Brown whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2022.



Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



File No.: BHL...

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2022 01:01:45 PM
\$205.00 BRITTANI
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