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09/27/2022 08:13:53 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Mark L. McCaleb and Tracy Y. McCaleb
1022 Belvedere Cove
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 **FOUR HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$418,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Post Real Estate Holdings, LLC, an Alabama Limited Liability Company**, whose address is 6 Harbor Town Pt, Shoal Creek, AL 35242, (hereinafter "Grantor", whether one or more), by **Mark L. McCaleb and Tracy Y. McCaleb**, whose address is 1880 Oxmoor Road, 464, Homewood, AL 35209, (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 **Mark L. McCaleb, and Tracy Y. McCaleb, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 1022 Belvedere Cove, Birmingham, AL 35242, to-wit:

Lot 79, according to the Final Plat of Belvedere Cove Phase 1, as recorded in Map Book 35, page 45, in the Probate Office 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 \$334,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

Tracy Y. McCaleb is one and the same person as Tracy McCaleb.

IN WITNESS WHEREOF, Grantor, Post Real Estate Holdings, LLC, an Alabama Limited Liability Company, by Robert Post, as its Sole Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 23rd day of September, 2022.

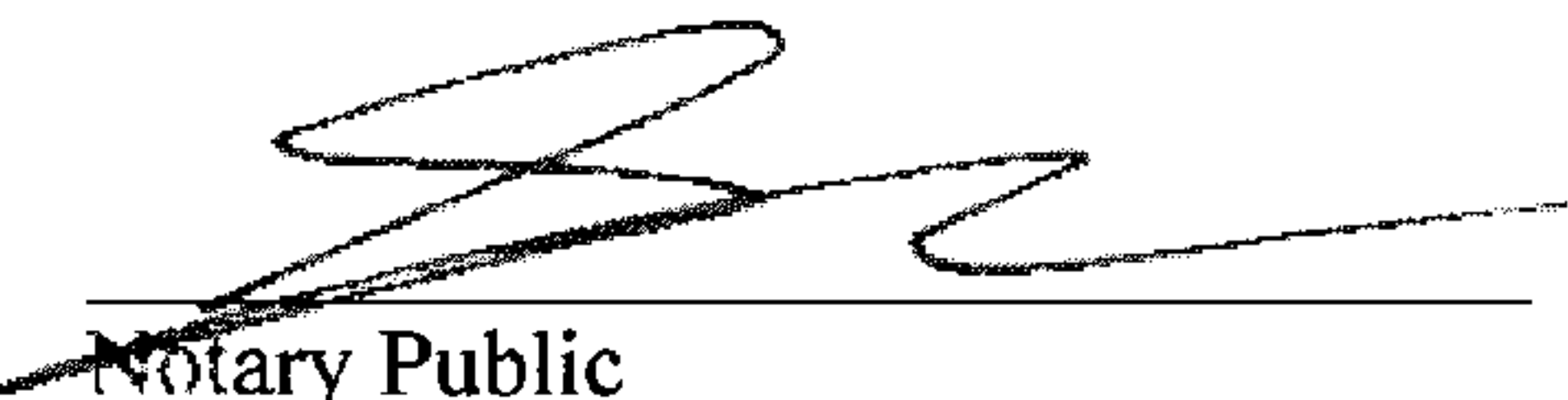
Post Real Estate Holdings, LLC, an Alabama Limited Liability Company

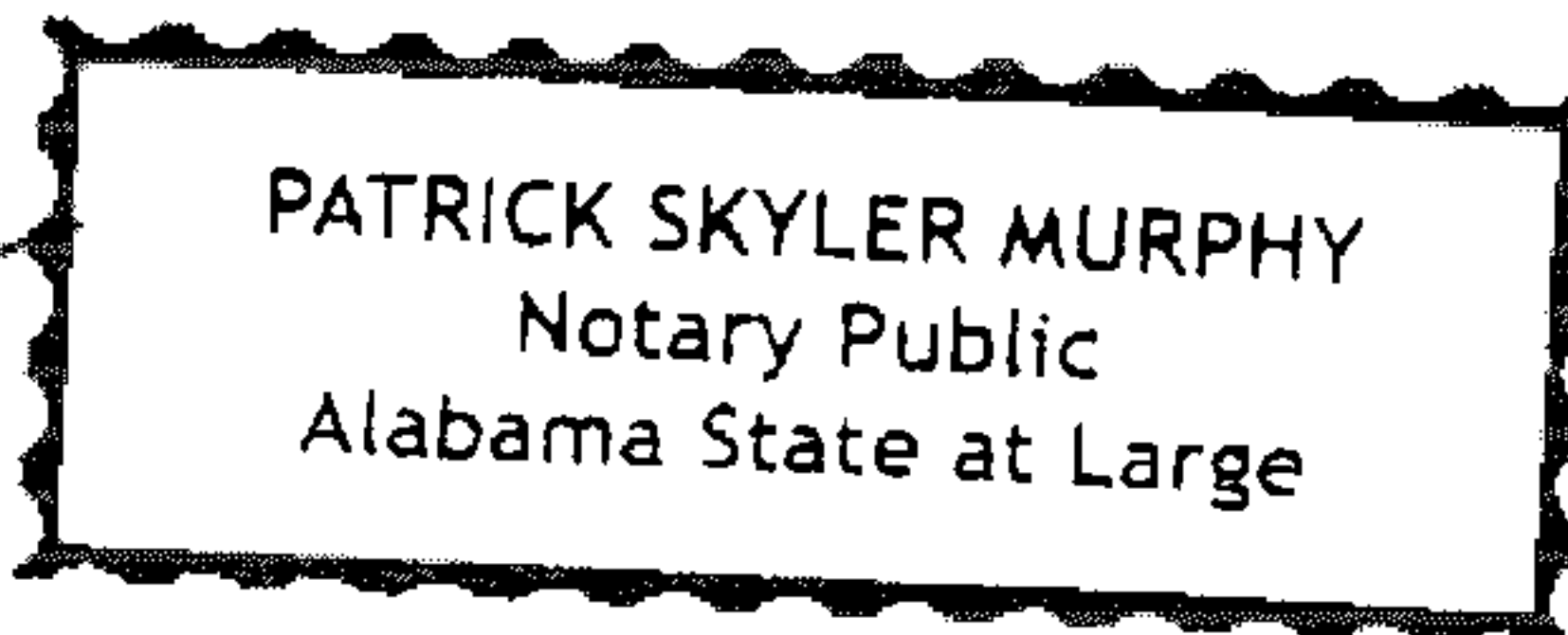
By: 
Robert Post, Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Robert Post whose name as Sole Member of Post Real Estate Holdings, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 23rd day of September, 2022.


Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2022 08:13:53 AM
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