

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
For National Title & Appraisal, Inc  
2880 Creswood Blvd  
Irondale, AL 35210

Send Tax Notice To: Tyler Clark  
701 Liberty Shores Blvd.  
Vincent, AL 35178

File No.: 232983

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Fifty Five Thousand Dollars and No Cents (\$455,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Christopher M Cleland and Evette Alyce Cleland, a married couple, whose mailing address is 701 Liberty Shores Blvd. Vincent, AL 35178** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tyler Clark, whose mailing address is 701 Liberty Shores Blvd., Vincent, AL 35178** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 701 Liberty Shores Blvd., Vincent, AL 35178**; to wit;

Lot 10B, according to the Map or Plat of Liberty Shores, as recorded in Map Book 43, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama and being a Re-Survey of Lots 3, 4, 6, 7, 8, 9 & 10, according to the Map or Plat of Liberty Shores as recorded in Map Book 43, Page 8, in the Probate Office of Shelby County, Alabama.

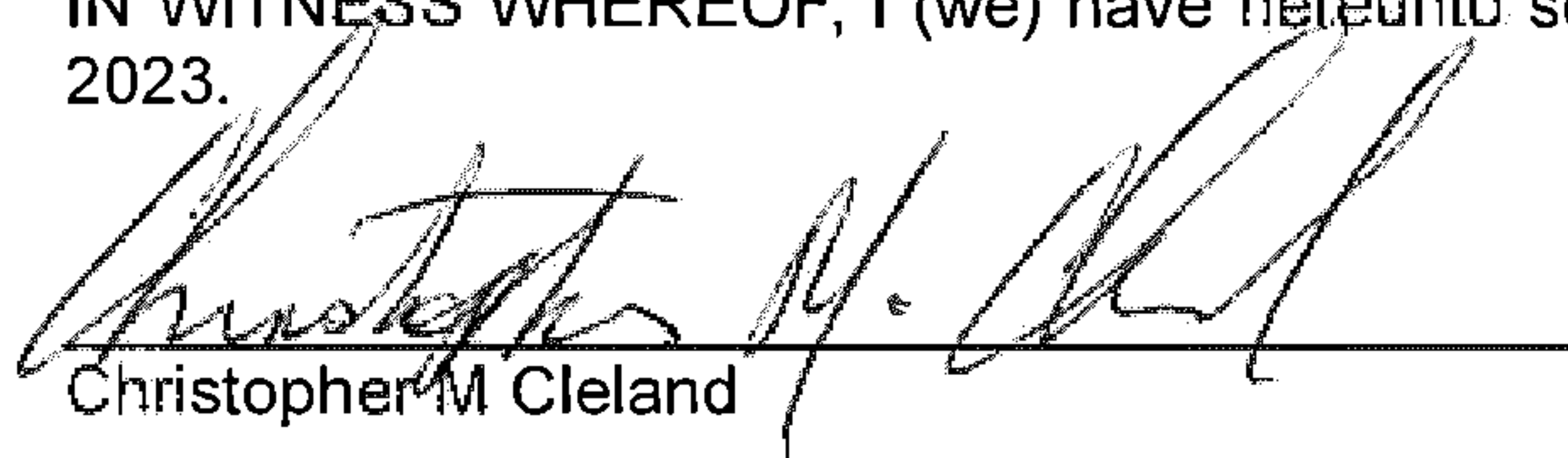
Lot 10A, according to the Survey of Liberty Shores, as recorded in Map Book 43, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama and being a Re-Survey of Lots 3, 4, 6, 7, 8, 9 and 10, according to the Survey of Liberty Shores, as recorded in Map Book 43, Page 8, aforesaid records.

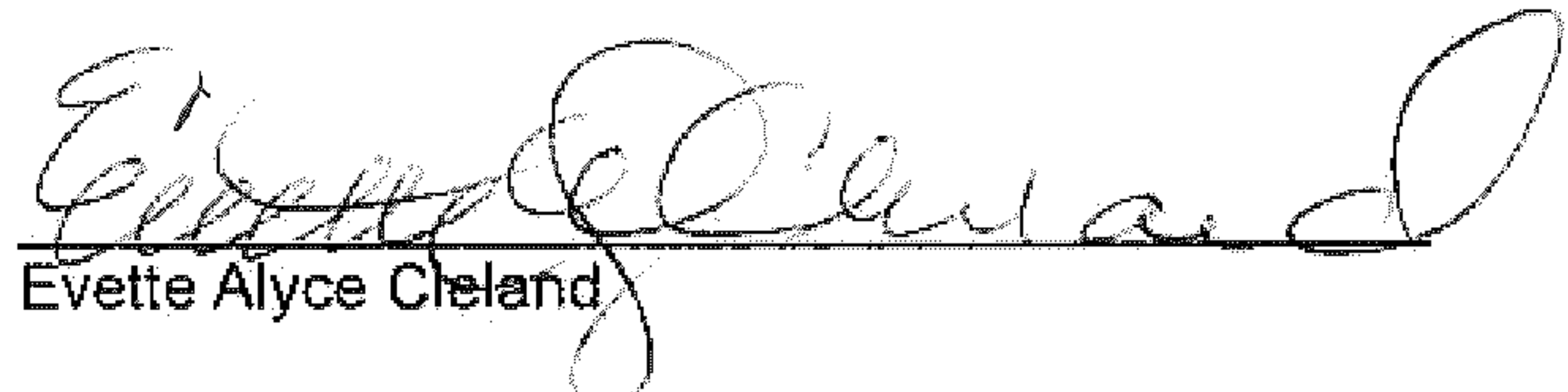
**Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of May, 2023.

  
Christopher M Cleland

  
Evette Alyce Cleland

State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Christopher M Cleland and Evette Alyce Cleland, 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 the 3rd day of May, 2023.

Debra Vaughn Escott  
Notary Public, State of Alabama  
My Commission Expires: 8/15/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/04/2023 08:16:54 AM  
\$480.00 BRITTANI  
20230504000131240

Allie S. Bayl