

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

**Grantees' Mailing Address/
Send Tax Notice To:
Britney McClung
Andrew McClung
2905 Selkirk Cir
Birmingham, AL 35242**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty-Seven Thousand and 00/100 Dollars (\$337,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Rebecca Truly Stuart, an unmarried woman
(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Britney McClung and Andrew McClung
(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 22, Block 1, according to the Survey of Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 6, page 163 in the Probate Office of Shelby County, Alabama.

Rebecca Truly Stuart is the surviving grantee of that certain Deed recorded in Instrument No. 20181016000366020. The other grantee, Thomas Gordon Stuart, having died on or about 12/18/2022

\$269,600.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 31st day of May, 2023.

Rebecca Truly Stuart

Rebecca Truly Stuart

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Rebecca Truly Stuart** whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 31, 2023.

My Commission Expires:

Luke Henderson

Notary Public



Grantor's Address: **2875 Apt B Birmingham, AL 35242**

Property Address: **2905 Selkirk Cir, Birmingham, AL 35242**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2023 08:12:37 AM
\$89.50 PAYGE
20230601000163250

Allen S. Byrd