

This Instrument was Prepared by:

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

Send Tax Notice To: Christopher M Cleland and Evette Alyce

Cleland

200 LORRIN LANE
STERRETT, AL 35147

File No.: 232983

WARRANTY DEED

TAX ASSESSED VALUE = \$31,790.00

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, and other good and valuable consideration 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, **Tyler Clark, a single person, 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 **Christopher M Cleland and Evette Alyce Cleland, whose mailing address is 200 LORRIN LANE STERRETT, AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

A part of Lot 10A in A Resurvey of Lots 3, 4, 6, 7, 8, 9, & 10 Liberty Shores as recorded in map book 43 on page 46 in the Office of the Judge of Probate, Shelby County, Alabama, situated in the Southeast Quarter of Section 20 and the Northeast Quarter of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 5/8" capped iron found at the Southwest corner of said Lot 10A and also at the Southeast corner of Lot 9A in said Resurvey; thence run North 10 degrees, 40 minutes, 29 seconds East along the West line of said Lot 10A and the East line of said Lot 9A for a distance of 662.36 feet to an iron pin set with SSI cap; thence run South 79 degrees, 19 minutes, 31 seconds East for a distance of 340.53 feet to a point on the West line of Lot 10B of said Resurvey; thence run South 12 degrees, 24 minutes, 34 seconds East along the East line of said Lot 10A for a distance of 286.52 feet to a point; thence run South 88 degrees, 15 minutes, 57 seconds West for a distance of 135.80 feet to a point; thence run South 12 degrees, 27 minutes, 05 seconds West for a distance of 281.82 feet to an iron pin set with SSI cap on the North Right-of-Way line of Glaze Road, also being on a curve to the left having a central angle of 12 degrees, 03 minutes, 28 seconds, a radius of 249.00 feet and a chord bearing of North 89 degrees, 58 minutes, 20 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said North Right-of-Way line for a distance of 52.40 feet to an iron pin set with SSI cap; thence run South 83 degrees, 56 minutes, 36 seconds West along said North Right-of-Way line for a distance of 271.60 feet to the Point of Beginning. Containing 5.0 Acres, more or less.

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 7th day of June, 2023.

Tyler Clark
Tyler Clark

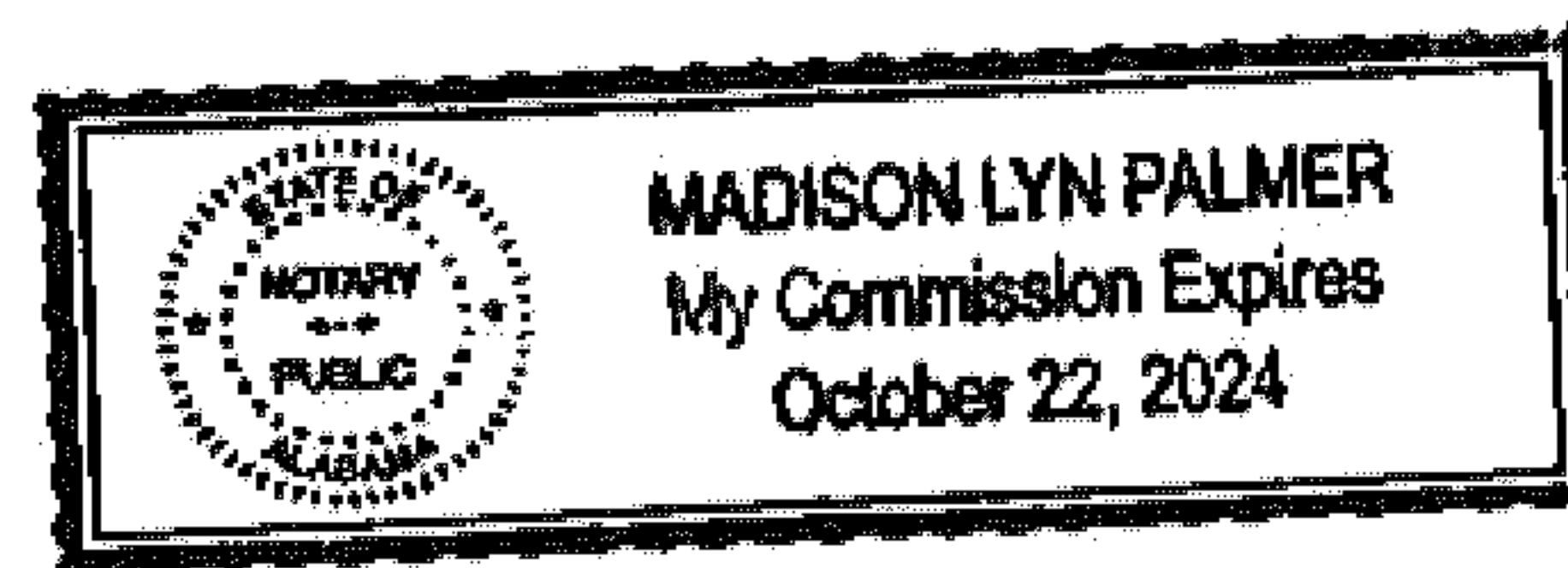
State of Alabama

County of Jefferson

I, Madison Palmer, a Notary Public in and for the said County in said State, hereby certify that **Tyler Clark**, 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 7th day of June, 2023

Madison Palmer
Notary Public, State of Alabama
Madison Palmer
My Commission Expires: 10/22/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2023 03:09:12 PM
\$57.00 BRITTANI
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Allen S. Bayl