

SEND TAX NOTICE TO:  
Christopher McLeod and Joanna McLeod  
132 Dunstan 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 **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Rodney L. Sartain and Patricia Leigh Sartain, a married couple**, whose address is 32 Bonnie Blue Lane, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Christopher McLeod and Joanna McLeod**, whose address is 132 Dunstan Drive, Birmingham, AL 35242, (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 **Christopher McLeod and Joanna McLeod, a married couple**, the following described real estate situated in Shelby County, Alabama, **the address of which is 252 South Oak Drive, Birmingham, AL 35242 to-wit:**

**Lot 21, according to the Survey of South Oak Phase 1, as recorded in Map Book 53, Page 96 A & B, in the Probate Office of Shelby County, Alabama.**

**Together with a nonexclusive easement more particularly described in the Declaration of Easements, Covenants, Conditions and Restrictions for South Oak Subdivision, recorded as Instrument No. 20210210000069430; First Amendment to Declaration as recorded in Instrument No. 20210212000075200 and Acknowledgement, Consent and Joinder to Declaration and Grant of Easement as recorded in Instrument No. 20210212000075210, 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.

**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 1st day of September, 2023.

  
Rodney L. Sartain

  
Patricia Leigh Sartain

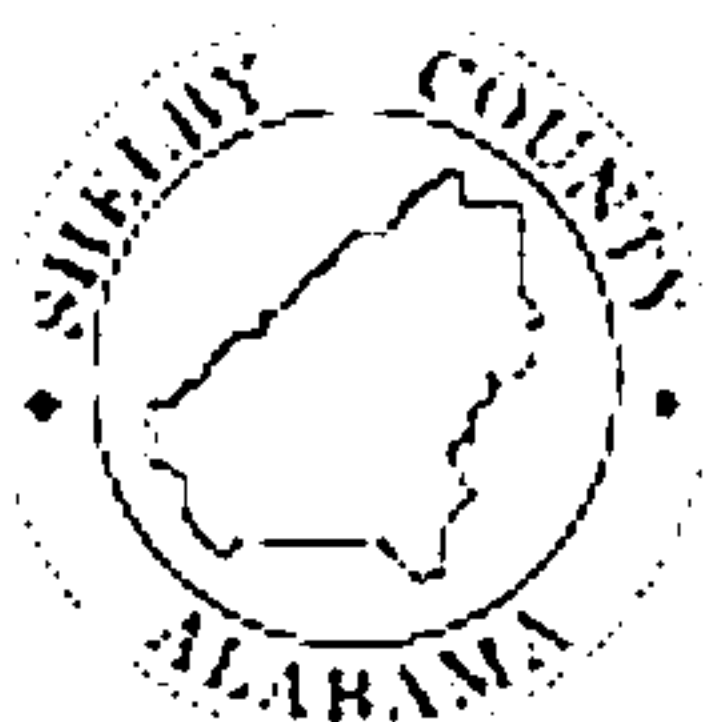
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rodney L. Sartain and Patricia Leigh Sartain 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 1st day of September, 2023.

  
Notary Public

My Commission Expires: 03/17/2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/05/2023 03:04:10 PM  
\$395.00 BRITTANI  
20230905000268660

