

Send tax notice to:
Andrew Douglas Stanford
5525 Parkview Circle
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025190

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Five Thousand and 00/100 Dollars (\$705,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sharon A Kleeschulte, a single individual, David Michael Kleeschulte, a married individual, Daniel Joseph Kleeschulte, a married individual, Dawn Marie Kleeschulte, a married individual, Douglas Michael Kleeschulte, a married individual, and Amber L Kleeschulte Richard, a married individual**, whose mailing address is **4165 Elizabeth Lane, Annandale, VA 22003**, (hereinafter referred to as "Grantors") by **Andrew Douglas Stanford and Allison Margaret Stanford** whose property address is: **5525 Parkview Circle, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Parkview, as recorded in Map Book 7, page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Right of way granted to Alabama Power Company recorded in Volume 311, page 809 in the Probate Office.
4. Power Line Permit to Alabama Power Company as recorded in Deed Book 133, page 174, and Deed Book 133, page 171, in the Probate Office.
5. Covenants, conditions and restrictions as set forth in document recorded in Misc. Book 24, page 652, and amended in Misc. Book 25 page 349, and Real 112, page 663, in the Probate Office.

Subject property does not constitute the homestead of the Grantors herein, or their spouses, as defined by the Code of Alabama.

David G Kleeschulte, who had a life estate in subject property, died on or about December 22, 2021.

\$549,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

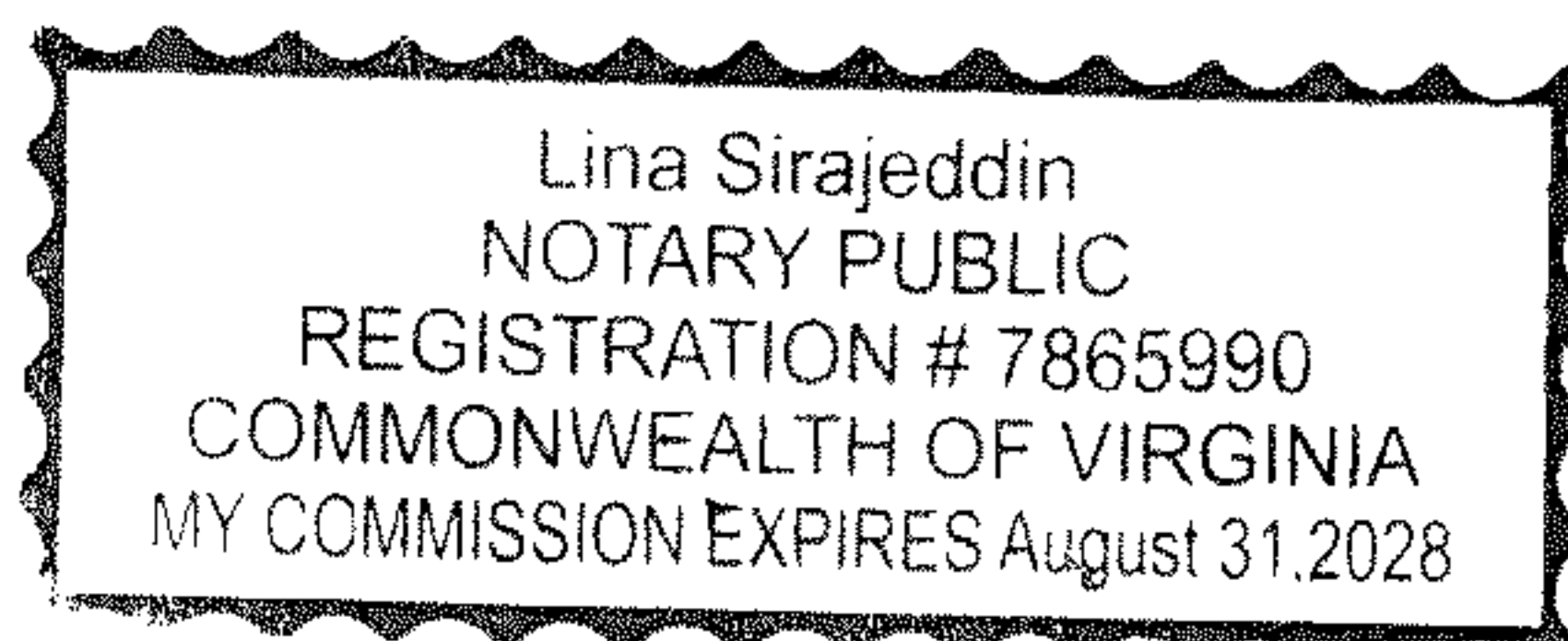
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 24 day of June, 2025.

Sharon A. Kleeschulte
Sharon A Kleeschulte

STATE OF Virginia
COUNTY OF Fairfax

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon A Kleeschulte, whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of June, 2025.



[Signature]
Notary Public
Print Name: Lina Sirajeddin
Commission Expires:
31 Aug 2028

25 IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the
day of June, 2025.


David Michael Kleeschulte

STATE OF New Jersey
COUNTY OF Ocean

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that David Michael Kleeschulte, whose name 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 said instrument, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 25th day of June,
2025.



Notary Public

Print Name:

Commission Expires: 1/14/2026




IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 1ST day of JULY, 2025.

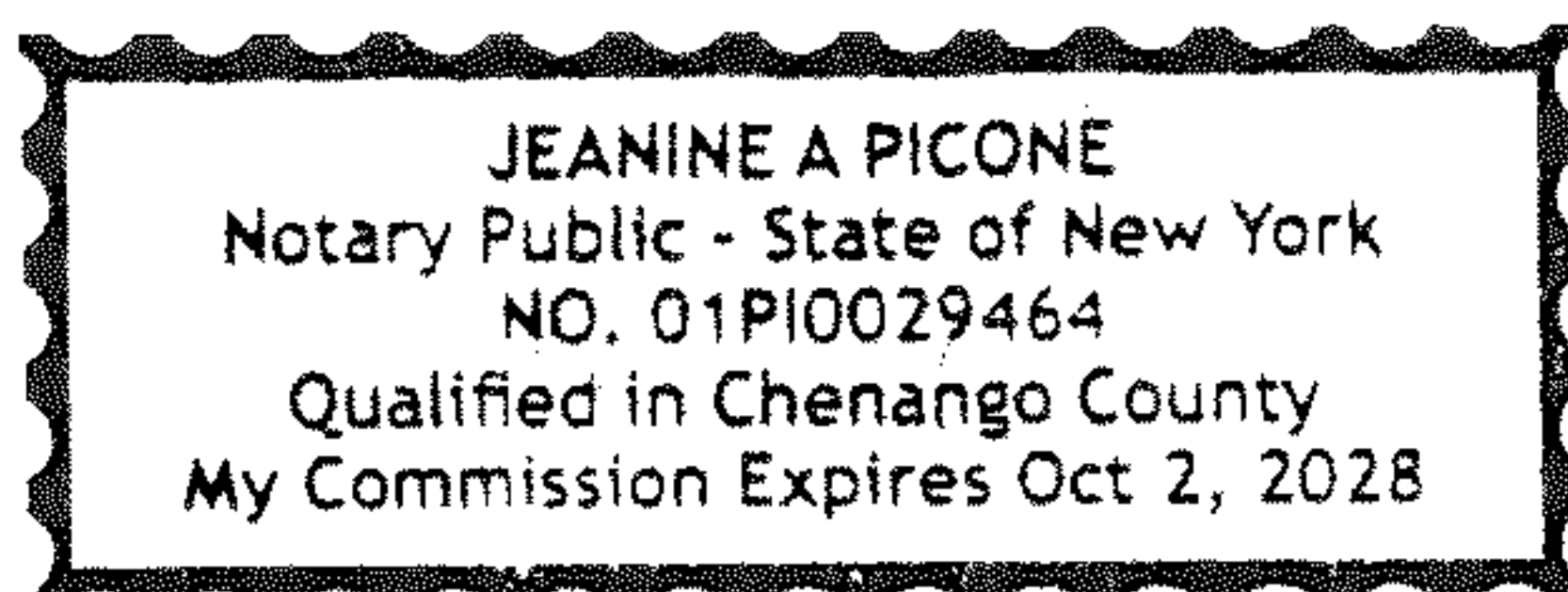

Daniel Joseph Kleeschulte

STATE OF NEW YORK
COUNTY OF OTSEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Joseph Kleeschulte, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 01 day of JULY, 2025.


Notary Public
Print Name: Jeanine A. Picone
Commission Expires: 10/02/2028



IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this
the 1 day of July, 2025.

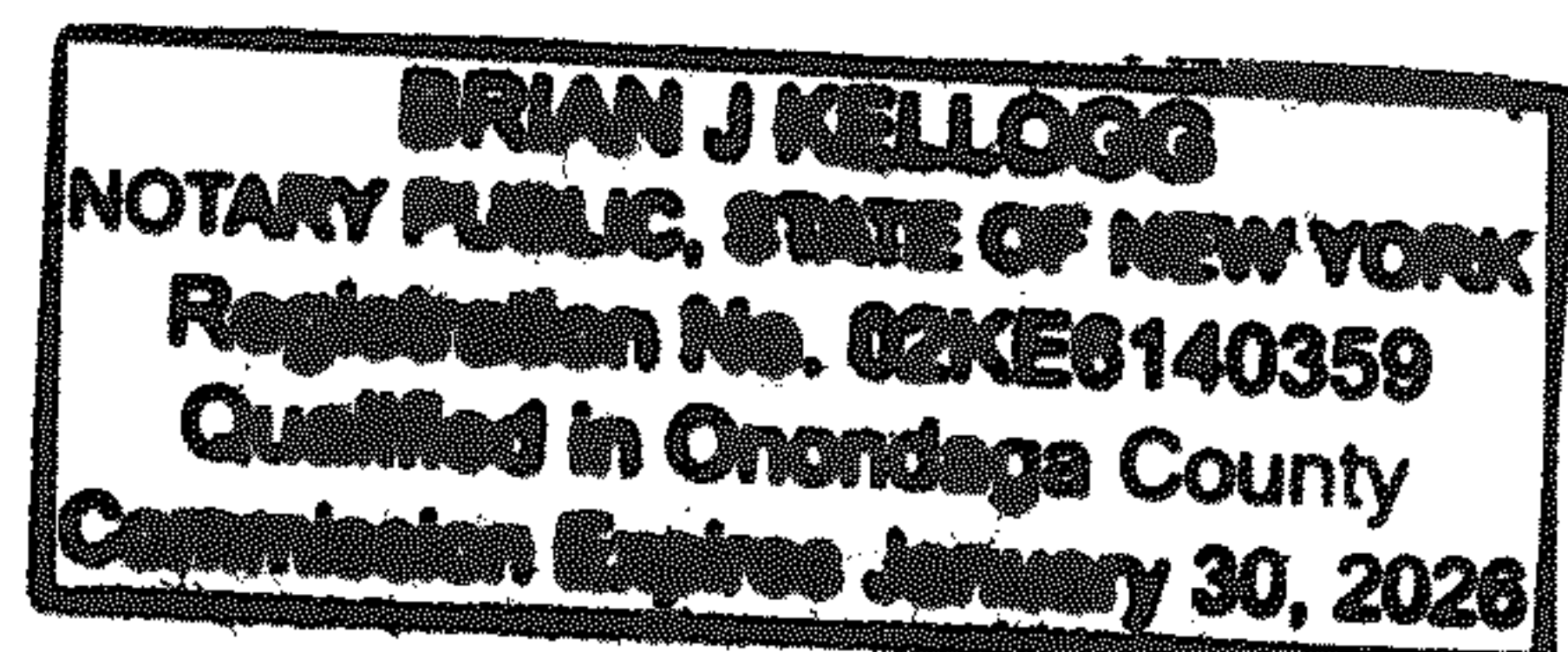
Dawn Marie Kleeschulte
Dawn Marie Kleeschulte

STATE OF New York
COUNTY OF Tompkins

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Dawn Marie Kleeschulte, whose name 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 said instrument, she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 1st day of July,
2025.

Brian J Kellogg
Notary Public
Print Name: Brian J Kellogg
Commission Expires: 1/30/2026



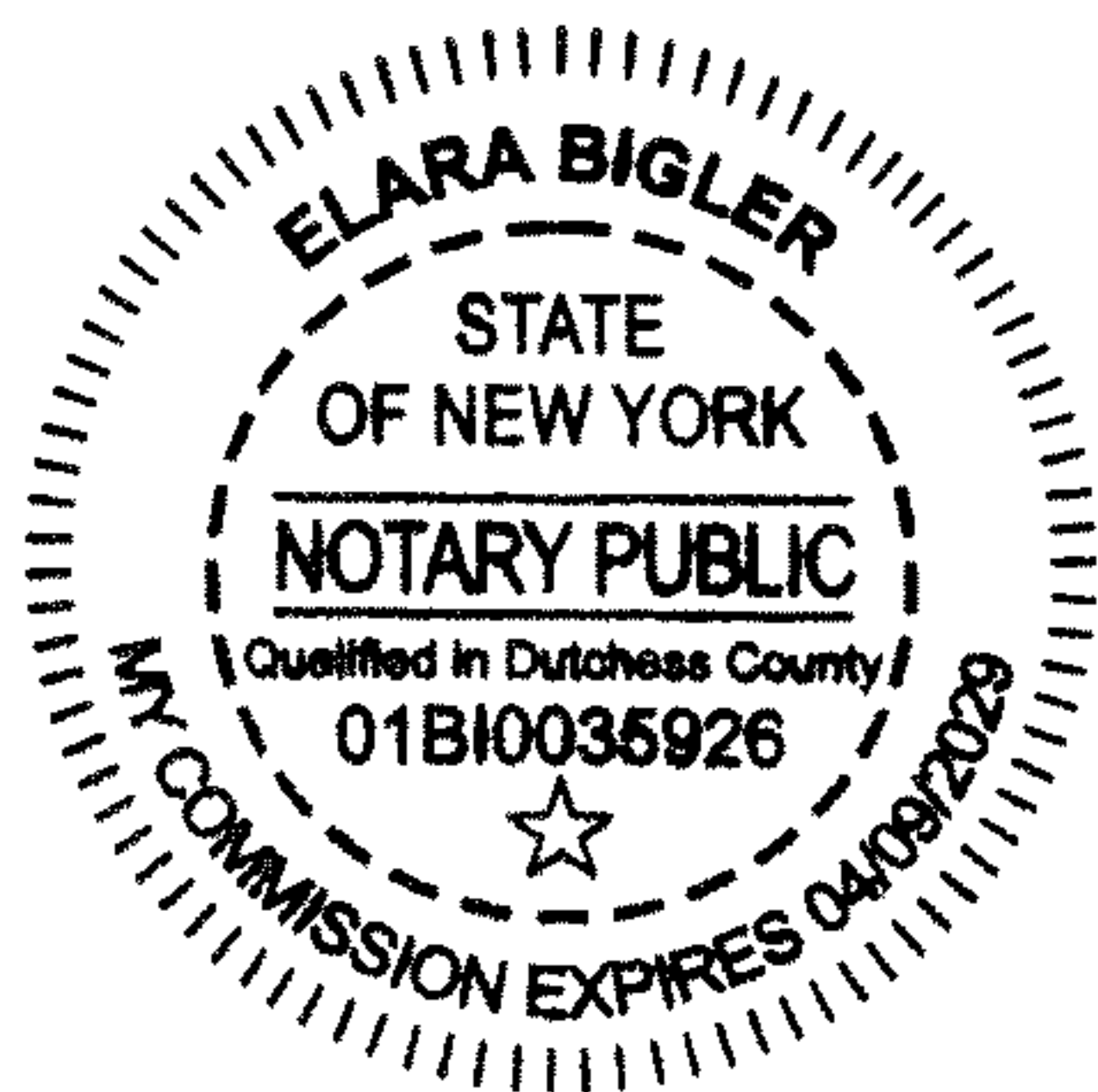
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 2 day of July, 2025.

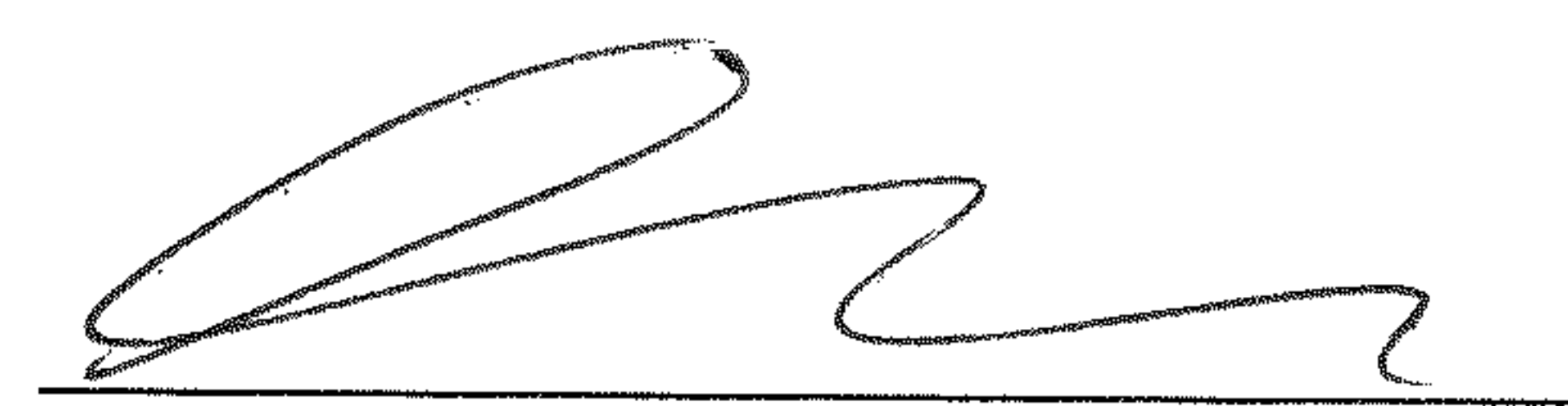

Douglas Michael Kleeschulte

STATE OF New York
COUNTY OF Orange


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Michael Kleeschulte, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2025.




Notary Public
Print Name: Elara Bigler
Commission Expires: 4/9/2029

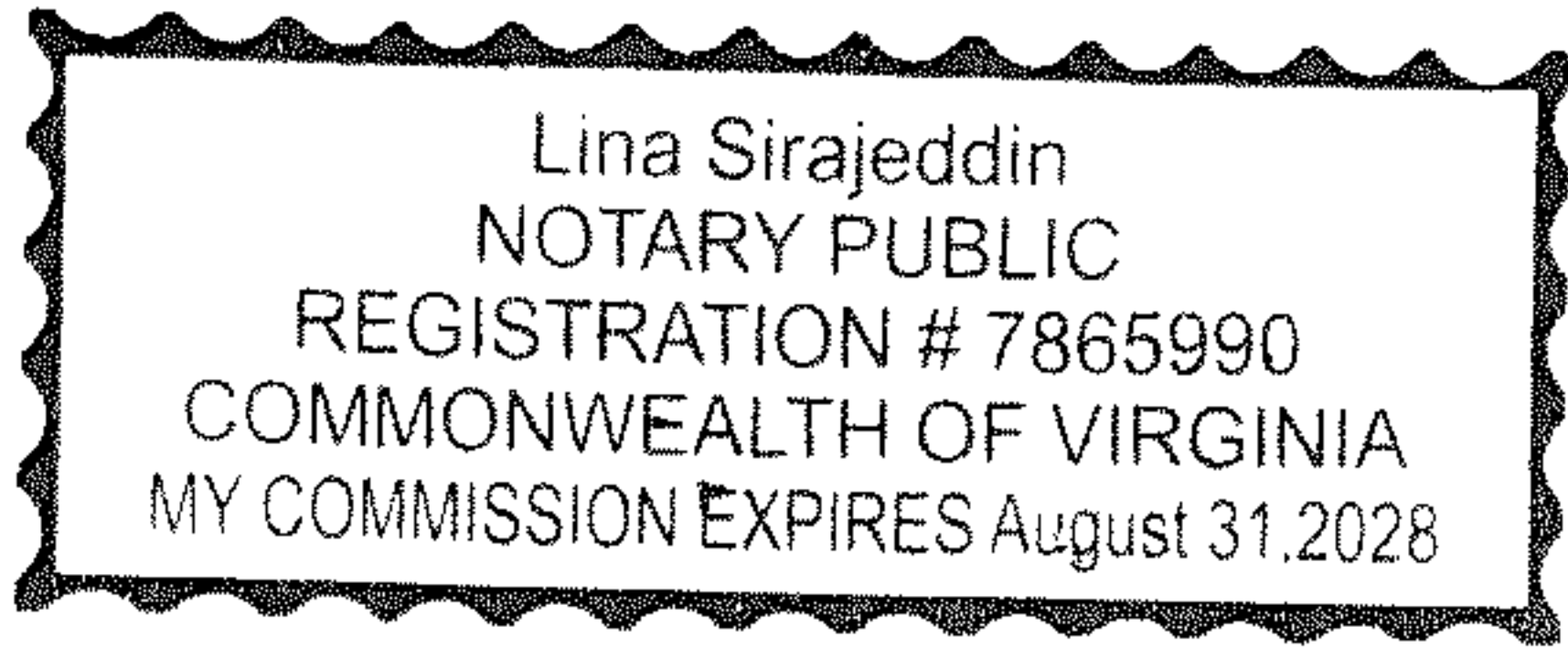
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this
the 24 day of June, 2025.



Amber L Kleeschulte Richard

STATE OF Virginia
COUNTY OF Fairfax

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Amber L Kleeschulte Richard, whose name 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 said instrument, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this the 24 day of June,
2025.




Notary Public
Print Name: Lina Sirajeddin
Commission Expires:
31 Aug 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2025 02:15:00 PM
\$199.50 PAYGE
20250714000213130

