

**SEND TAX NOTICE TO:**

Austin Henley  
133 Chesser Reserve Drive  
Chelsea, AL 35043

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 **TWO HUNDRED FIFTY SEVEN THOUSAND AND 00/100 (\$257,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shirley Hall and William Brett Hall, a married couple**, whose address is 9215 Bear Creek Road, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Austin Henley**, whose address is 133 Chesser Reserve Drive, Chelsea, AL 35043, (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 **Austin Henley**, the following described real estate situated in Shelby County, Alabama, **the address of which is 133 Chesser Reserve Drive, Chelsea, AL 35043 to-wit:**

**Lot 133, according to the Map and Survey of Chesser Reserve Phase 1, as recorded in Map Book 38, Page 115 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.**


**Together with the nonexclusive easement to use the Common Areas as more particularly described in the Covenants, Conditions and Restrictions of Chesser Reserve recorded in Instrument No. 20070710000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

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.

Subject to a third-party mortgage in the amount of \$225,490.00 executed and recorded simultaneously herewith.

**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 28th day of June, 2023.


  
\_\_\_\_\_  
Shirley Hall

  
\_\_\_\_\_  
William Brett Hall

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Shirley Hall and William Brett Hall 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 28th day of June, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/29/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/30/2023 10:56:34 AM  
\$57.00 PAYGE  
20230630000195360

