

Send tax notice to:
Christopher Horner and Leomarys Horner
1365 Caliston Way
Pelham, AL 35124
PEL1800707

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Seven Thousand and 00/100 Dollars (\$277,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Garrett Hare and Kaitlin Hare, Husband and Wife**, whose mailing address is:

15211 Opera House Road Dr Cypress, TX 77429 (hereinafter referred to as "Grantors"), by **Christopher Horner and Leomarys Horner** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 576, according to the Final Plat of Caliston at Ballantrae, Phase 2, as recorded in Map Book 35, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$268,690.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

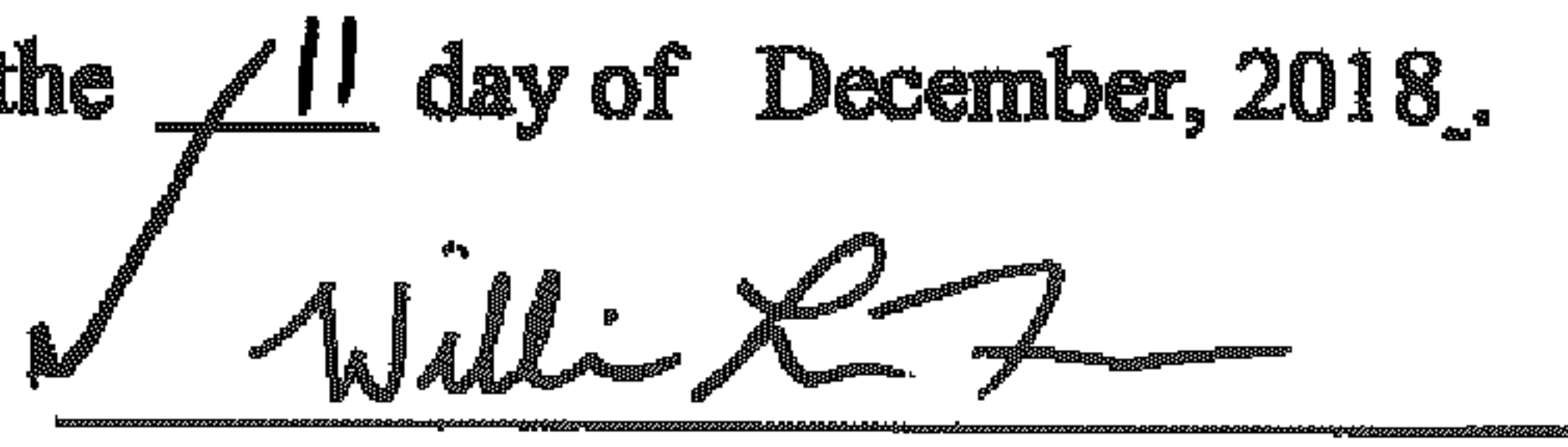
IN WITNESS WHEREOF, Grantors Garrett Hare and Kaitlin Hare have hereunto set their signatures and seals on December 11, 2018.

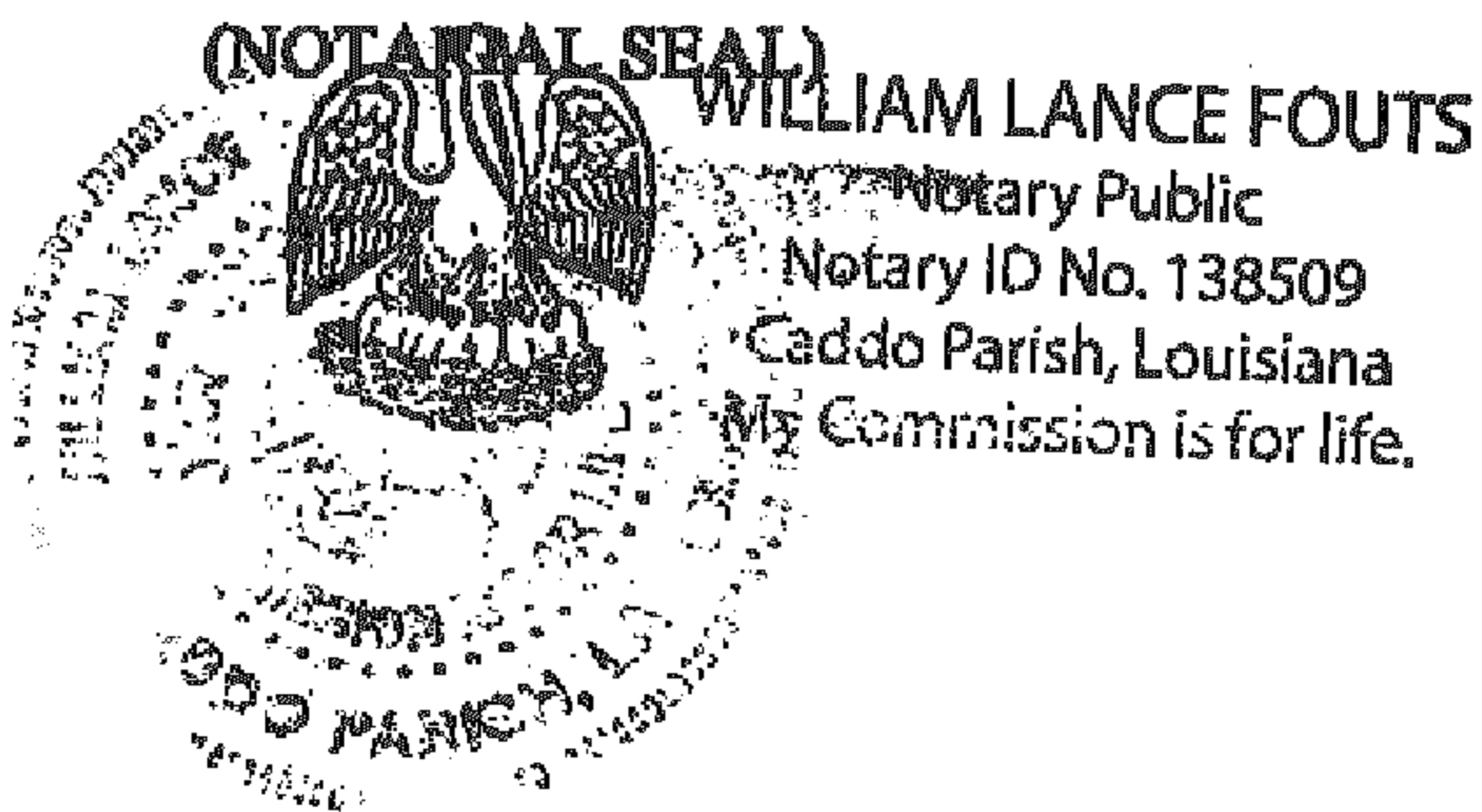

Garrett Hare

STATE OF ~~Texas~~ Louisiana
COUNTY OF ~~...~~ Caddo Parish

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Garrett Hare, a married man,, 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 11 day of December, 2018.


Notary Public
Print Name: William Lance Fouts
Commission Expires: Life



Kaitlin Hare
Kaitlin Hare

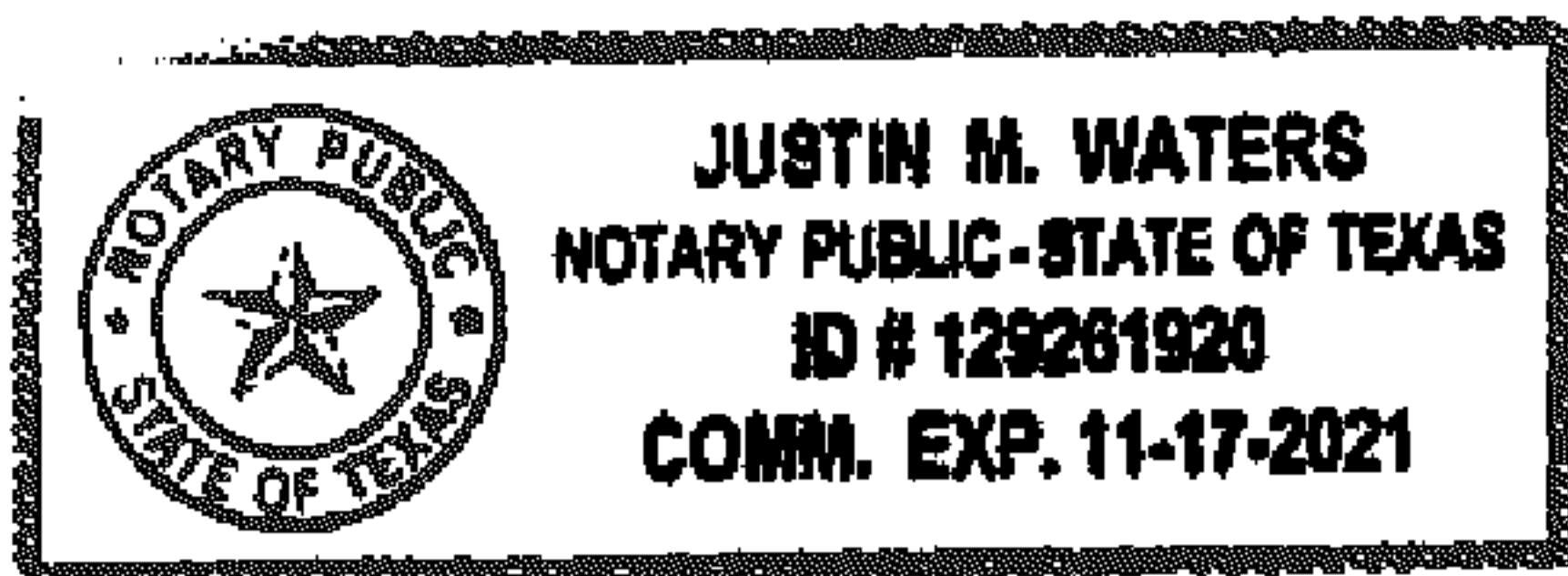
STATE OF Texas
COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kaitlin Hare,, a married woman, 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 17 day of December, 2018.

Justin M Waters
Notary Public
Print Name: Justin M Waters
Commission Expires: 11/17/21

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2018 04:02:46 PM
\$29.50 CHARITY
20181214000438530

Allie S. Bayl