

20200813000348690
08/13/2020 02:28:01 PM
DEEDS 1/2

Send tax notice to:
Jacob and Chelesea Kiker
277 Hwy 9
Wilsonville, Alabama 35186
CHL2000199

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 Thousand and 00/100 Dollars (\$270,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Brett Hall and Shirley I. Hall, husband and wife**, whose mailing address is: 185 Wildberry Drive, Sterrett, AL 35147 (hereinafter referred to as "Grantor"), by **Jacob Michael Kiker and Chelesea Louise Kiker, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of the East half of the NE 1/4 of the SE 1/4 Section 15, Township 21 South, Range 1 East; thence run North along the West line of the East half of the NE 1/4 of the SE 1/4 a distance of 20.00 feet to the point of beginning; thence continue in the same direction a distance of 357.00 feet; thence turn an angle of 90 degrees 46 minutes 44 seconds to the right and run a distance of 612.40 feet to the point on the West line of Shelby County Highway No. 9 right of way; thence turn an angle of 89 degrees 04 minutes 53 seconds to the right and run along said highway right of way a distance of 357.01 feet to a point 20.00 feet North of the South line of the East half of the NE 1/4 of the SE 1/4 of said Section 15; thence turn an angle of 90 degrees 55 minutes 07 seconds to the right and run a distance of 613.27 feet to the point of beginning; Situated in the East half of the NE 1/4 of the SE 1/4, Section 15, Township 21 North, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$272,727.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and
assigns forever.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2020 02:28:01 PM
\$26.00 JESSICA
20200813000348690

Alvin S. Bayl

20200813000348690 08/13/2020 02:28:01 PM DEEDS 2/2

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 7th
day of August, 2020.

Brett Hall

Brett Hall

Shirley I. Hall

Shirley I. Hall

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brett Hall and Shirley I. Hall, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 7th day of August, 2020.

Bridgetta A. Ogburn

Notary Public

Print Name:

Commission Expires

