

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB2103

1061 Chateau Dr.  
Helena, AL 35080

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighty-five Thousand and 00/100 Dollars (\$185,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Brian Cortland Ackley and Danielle Eimee Hamby Ackley f/k/a Danielle Eimee Hamby, a married couple** whose mailing address 233 Norwick Forest Dr Alabaster AL 35007 is: (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Nolan Patrick Hayes** whose mailing address 1061 Chateau Dr Helena AL 35080 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **1061 Chateau Dr., Helena, AL 35080**

Lot 37, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$179450.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

*Deed Effective 1/29/2021*

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26<sup>th</sup> day of Jan, 2020. 2021

Brian Cortland Ackley  
Brian Cortland Ackley

Danielle Eimee Hamby Ackley  
Danielle Eimee Hamby Ackley f/k/a Danielle Eimee Hamby

STATE OF ALABAMA

Jefferson County ss:

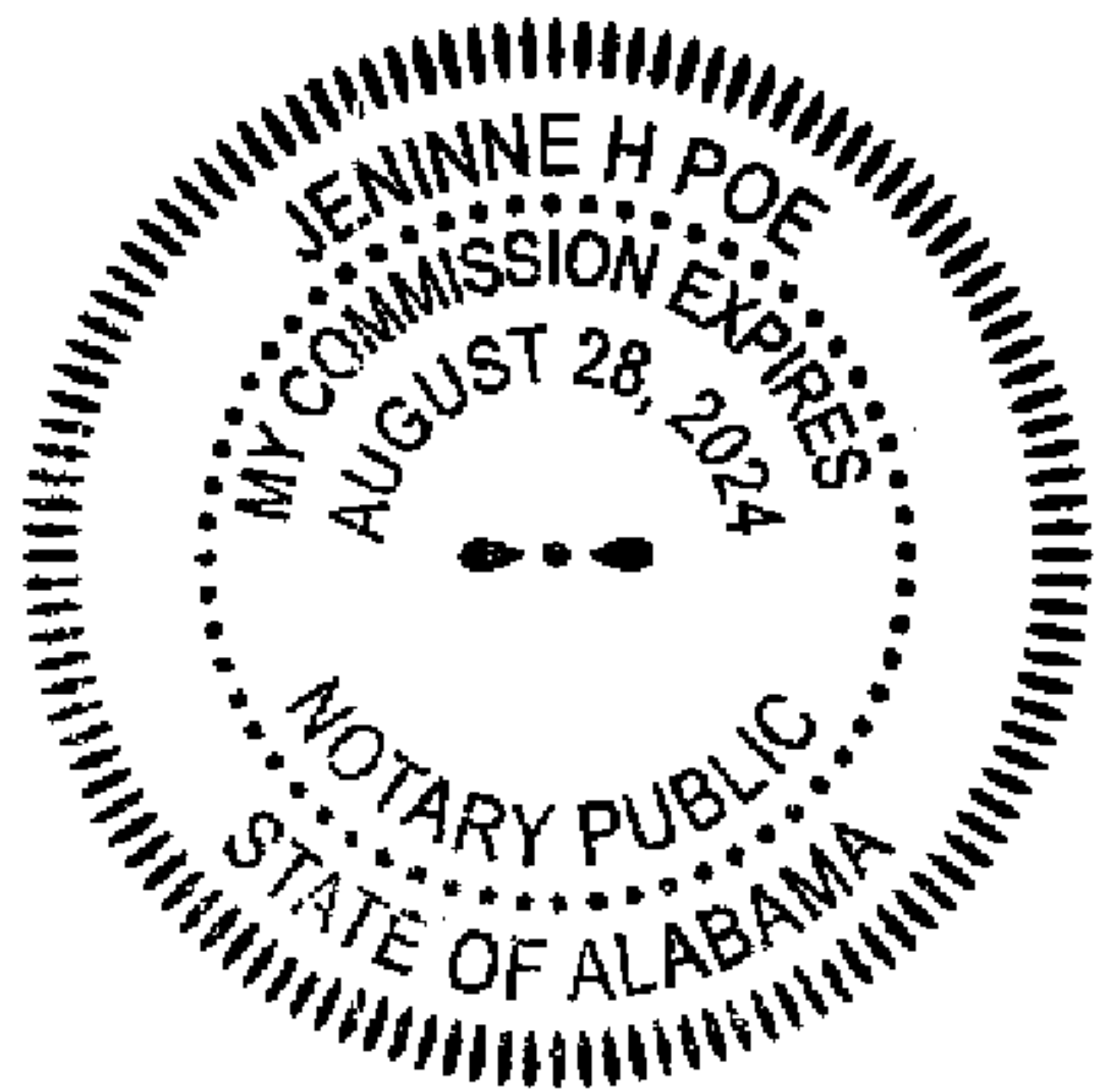
I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Brian Cortland Ackley and Danielle Eimee Hamby Ackley f/k/a Danielle Eimee Hamby** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 26<sup>th</sup> day of Jan, 2020. 2021

My Commission Expires: 8-28-2024

Jeninne H. Poe  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$32.00 JESSICA  
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Allie S. Boyd