

Send tax notice to:
Aaron and Britney Christensen
188 Oaklyn Hills Drive
Chelsea, AL 35043
CHL2100274

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 **Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Stephen L. Moody and Erin N. Moody, husband and wife**, whose mailing address is: **249 Grey Oaks Court, Pelham AL 35124** (hereinafter referred to as "Grantor"), by **Aaron Christensen and Britney Christensen, 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:

Lot 78, according to the Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama.

Property address: 188 Oaklyn Hills Drive, Chelsea, AL 35043

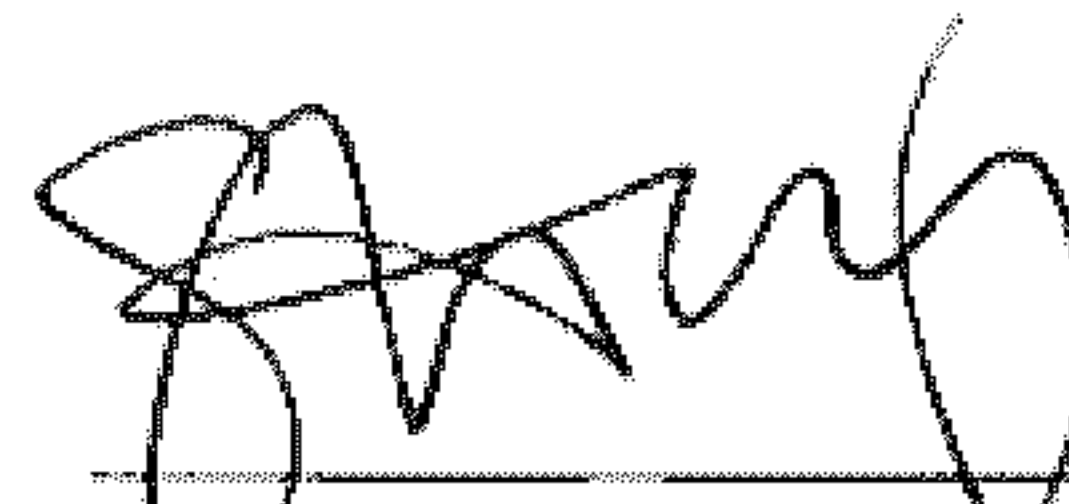
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$270,000.00 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.

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 26th
day of August, 2021.



Stephen L. Moody

Erin N. Moody
by Stephen L. Moody
as Attorney-in-Fact

Erin N. Moody

By Stephen L. Moody, as Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen L. Moody, individually and as Attorney-in-Fact for Erin N. Moody, 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.

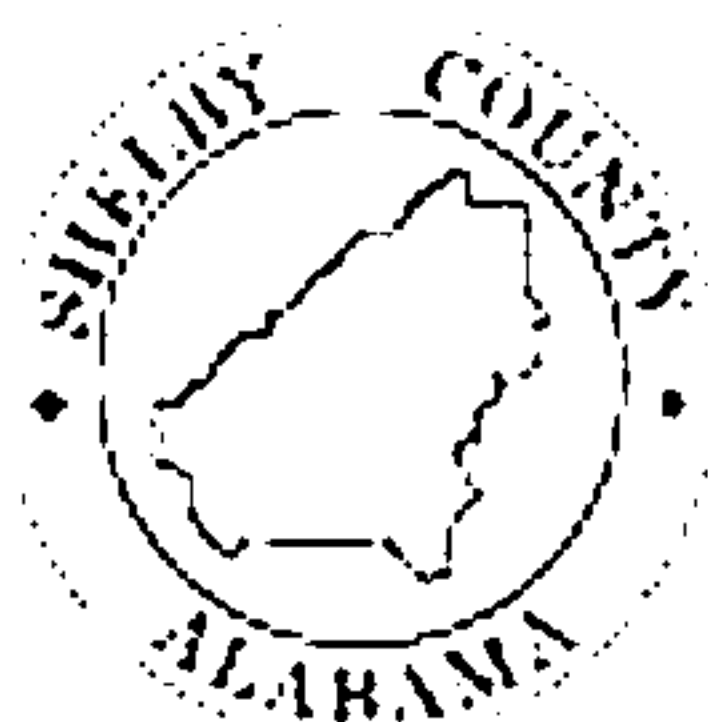
Given under my hand and official seal this, the 26th day of August, 2021.



Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2021 01:16:36 PM
\$125.00 JOANN
20210901000427250

Allie S. Bayl