

Send tax notice to:
Brian Arthur & Ashley Gawronski
3081 Iris Drive
Hoover, AL. 35244
HOV2100472

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 **Four Hundred Ninety Nine Thousand and 00/100 Dollars (\$499,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Robert T. Hanson and Nicole M. Hanson, a married couple.** whose mailing address is:

1230 Broadmoor Circle Franklin TN 37067 (hereinafter referred to as "Grantors"), by **Brian Arthur Gawronski and Ashley Gawronski** (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: 3081 Iris Drive, Hoover, AL. 35244.

Lot 2120 of Flemming Farms Phase 2 (also known as Green Trials Phase 2), as recorded in Map Book 50, Page 18, in the Judge of Probate of 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.

\$474,050.00 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 they are 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, Grantor(s), Robert T. Hanson and Nicole M. Hanson have hereunto set their signature(s) and seal(s) on September 17, 2021.

Robert T. Hanson by his attorney in fact Nicole M. Hanson

Nicole M. Hanson
Robert T. Hanson

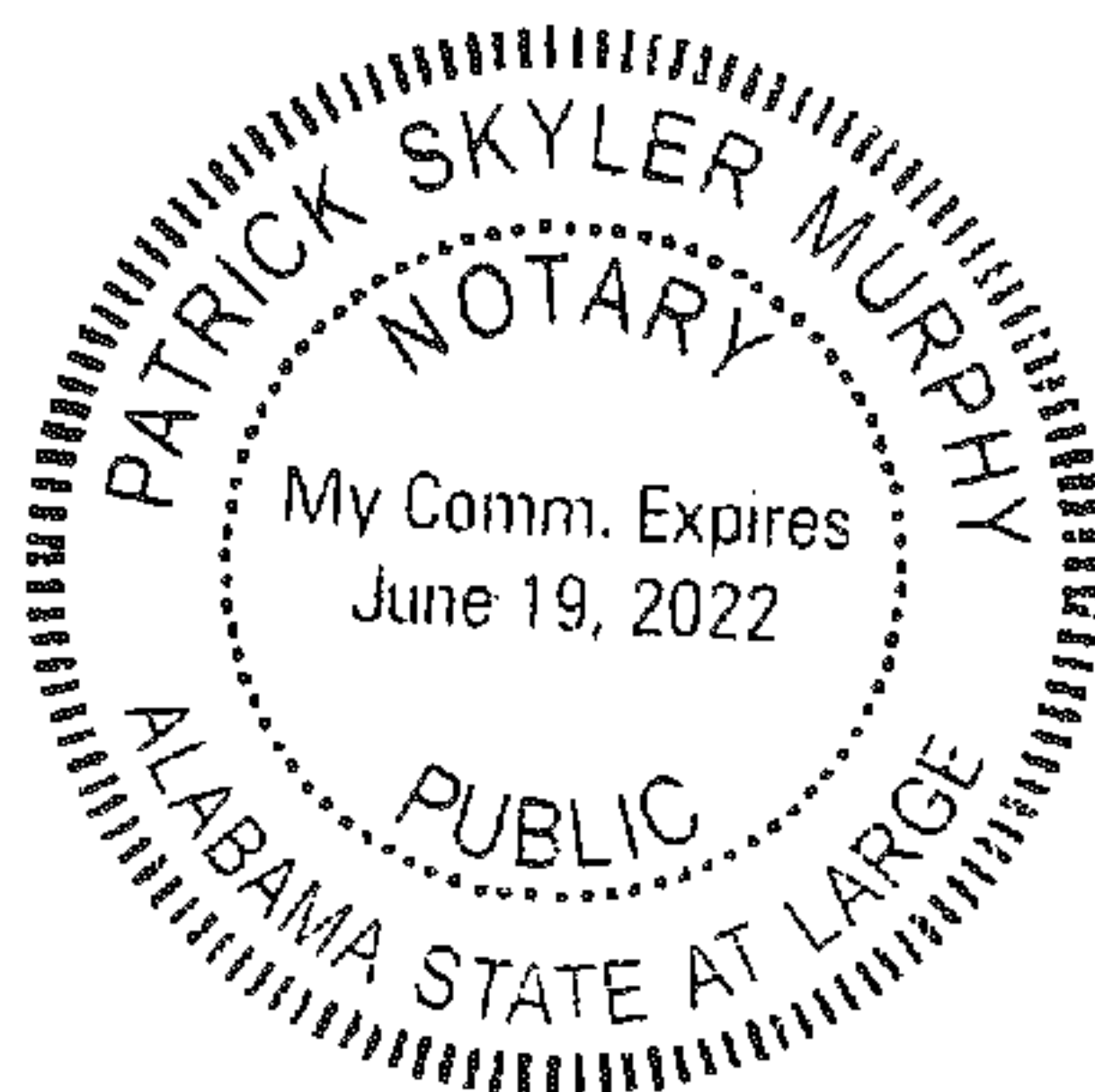
Nicole M. Hanson
Nicole M. Hanson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert T. Hanson and Nicole M. Hanson, a married couple, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of September, 2021.

(NOTARIAL SEAL)

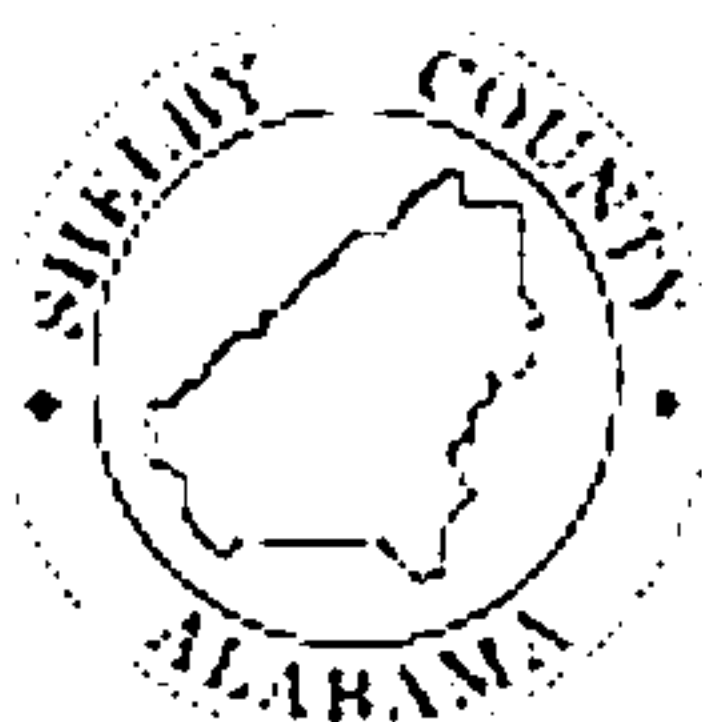


[Signature]

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2021 03:32:54 PM
\$50.00 JOANN
20210928000473850

Allie S. Bayl