

20220411000147810
04/11/2022 01:27:01 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Jonathan Callaway
143 Birkdale Ln
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243
BHM-22-2026

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SIX HUNDRED TWENTY THOUSAND AND 00/100 (\$620,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Erin Michele Kaigler FKA Erin M. Freier and Jon W. Kaigler, a married couple**, whose address is 708 Barrister Court, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Jonathan Alfred Callaway and Holly M. Callaway**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jonathan Alfred Callaway and Holly M. Callaway, as joint tenants with a right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **143 Birkdale Lane, Pelham, AL 35124** to-wit:

Lot 2210, according to the Final Plat of Birkdale at Ballantrae, as recorded in Map Book 49, Page 27, in the Probate Office of Shelby County, Alabama.

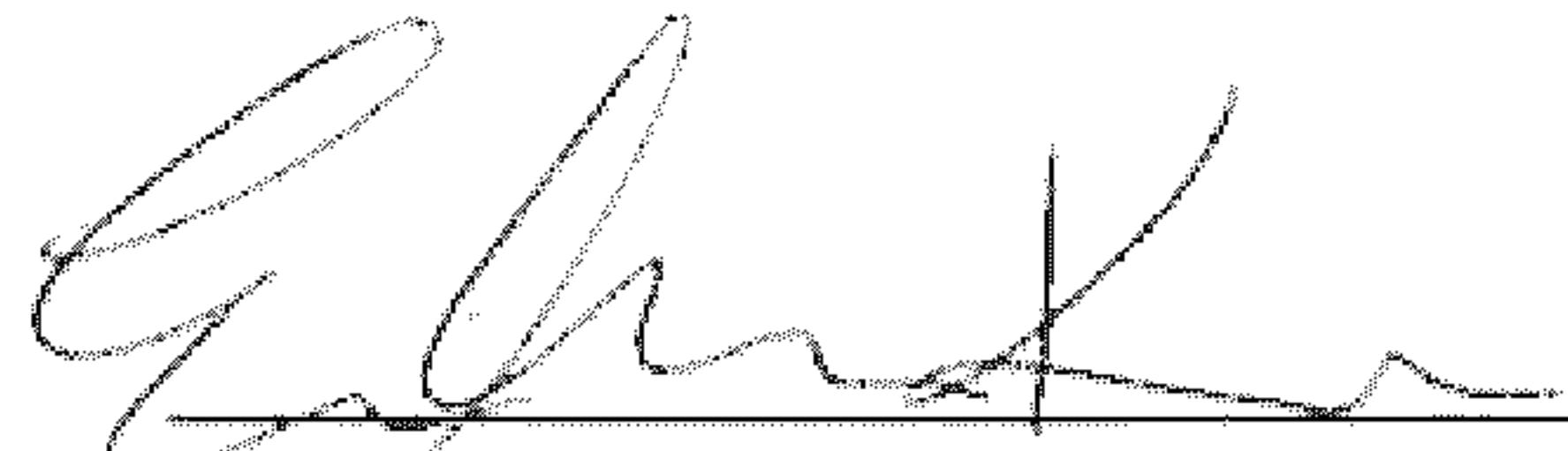
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Erin Michele Kaigler is one and the same as Erin M. Freier.

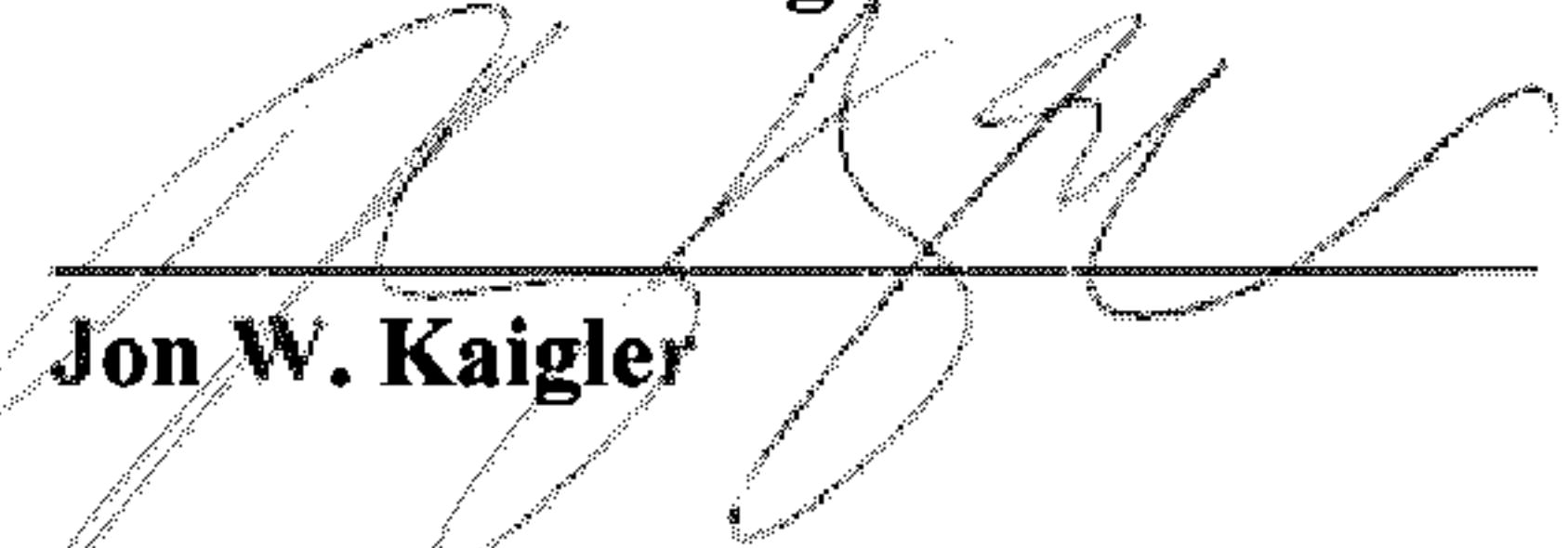
Subject to a third-party mortgage in the amount of \$589,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of April 2022.



Erin Michele Kaigler FKA Erin M. Freier



Jon W. Kaigler
STATE OF ALABAMA
COUNTY OF JEFFERSON

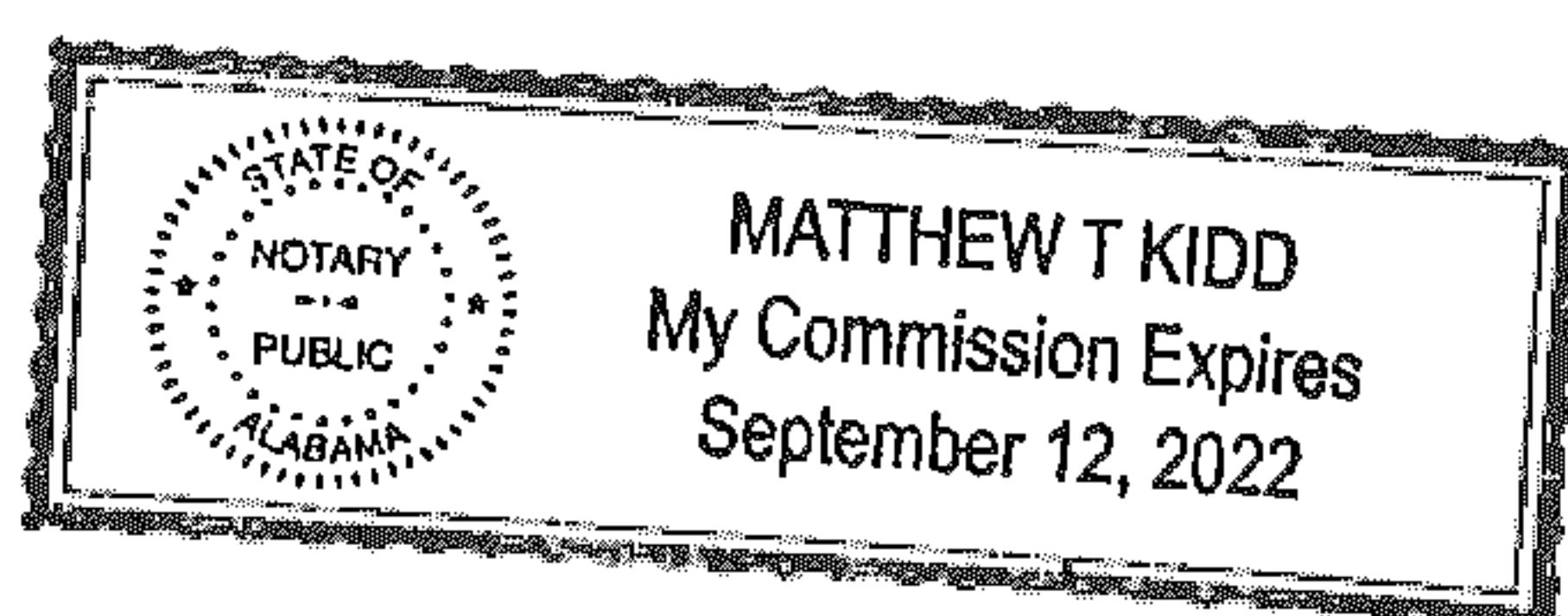
I, the undersigned Notary Public in and for said County and State, hereby certify that Erin M. Freier and Jon W. Kaigler whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2022.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/11/2022 01:27:01 PM
\$57.00 CHERRY
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Warranty Deed