

20220601000219670  
06/01/2022 10:35:12 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Evan F. Acton and Hala H. Acton

297 Woodbridge Trl  
Chelsea AL 35043

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **David A. Hieneman and Emily R. Hieneman, husband and wife**, whose address is:

7102 E 00 NS, Greentown IN 46936

(hereinafter "Grantor", whether one or more), by **Evan F. Acton and Hala H. Acton**, as joint tenants with rights of survivorship, (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 **Evan F. Acton and Hala H. Acton**, the following described real estate situated in Shelby County, Alabama, **the address of which is 297 Woodbridge Trail, Chelsea, AL 35043 to-wit:**

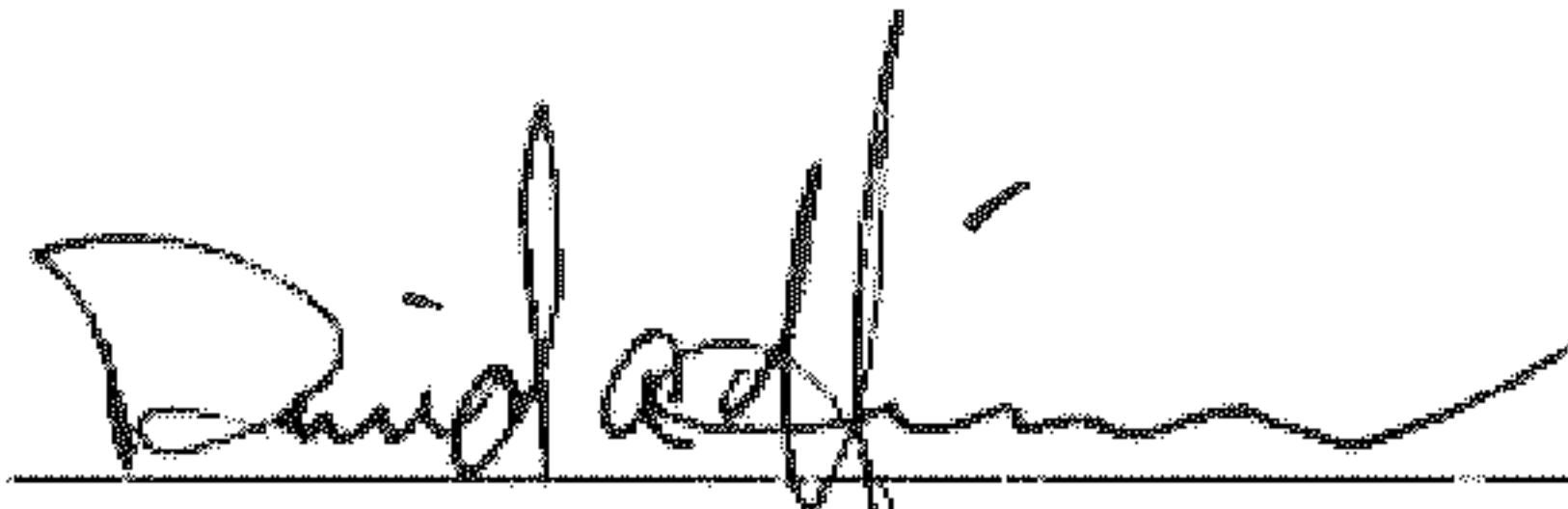
**Lot 64, according to the Map of Cameron Woods, 4th addition, as recorded in Map Book 39, Page 125, in the Probate Office of Shelby County, Alabama.**

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.

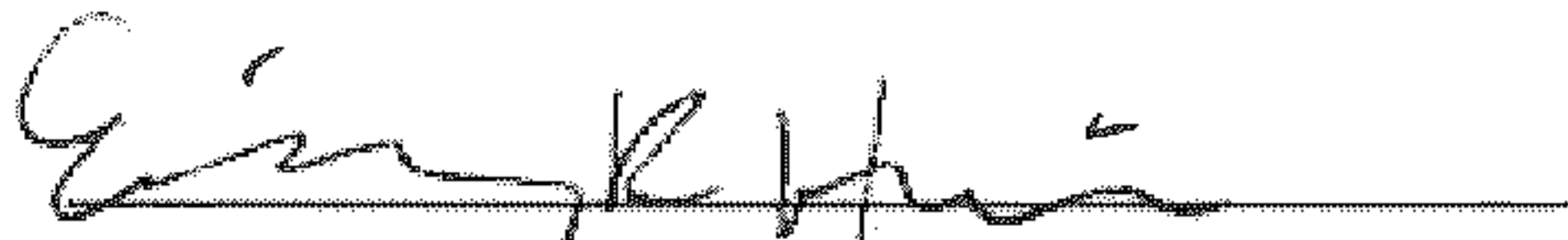
Subject to a third-party mortgage in the amount of \$382,500.00 executed and recorded simultaneously herewith.

**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 17 day of May, 2022.



**David A. Hieneman**



**Emily R. Hieneman**

STATE OF Indiana

COUNTY OF Miami

I, the undersigned Notary Public in and for said County and State, hereby certify that David A. Hieneman and Emily R. Hieneman 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.

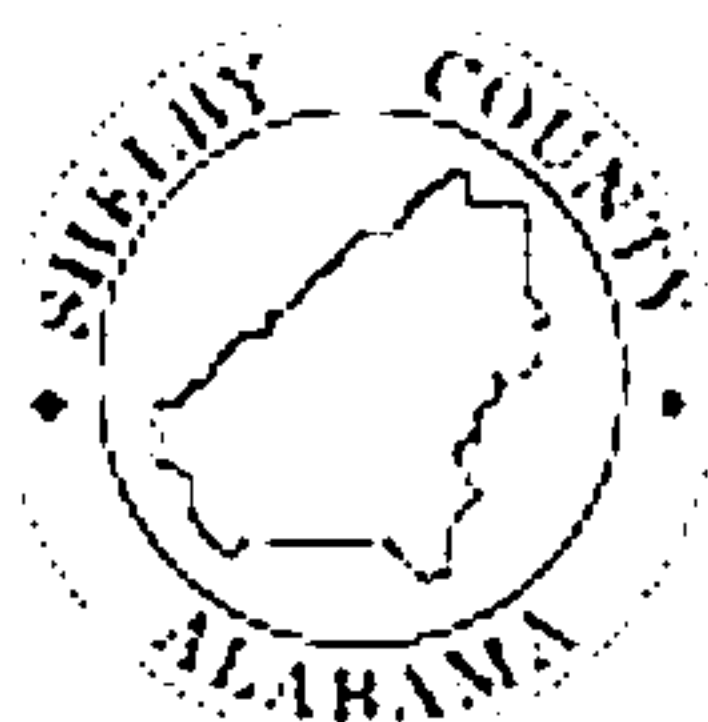
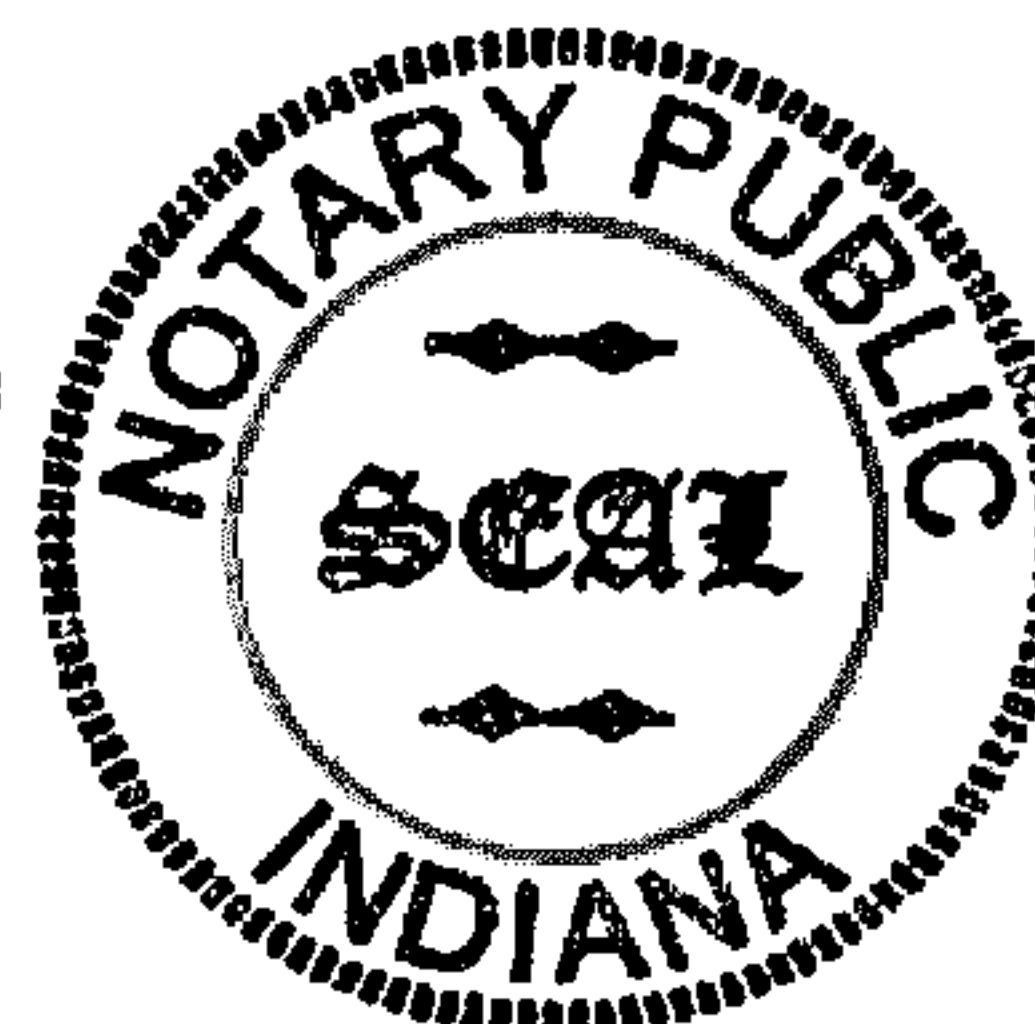
Given under my hand and official seal this 17 day of May, 2022.



Notary Public Dawn M. Miller  
My Commission Expires:

12-17-2027

**DAWN M. MILLER**  
Notary Public, State of Indiana  
Wabash County  
Commission #NP0724134  
My Commission Expires  
December 17, 2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/01/2022 10:35:12 AM  
\$450.00 JOANN  
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