

20220602000221400
06/02/2022 09:14:19 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Tyler Lewallen and Krystine Lewallen
5229 Meadow Brook Road
Meadowbrook, AL 35242

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 **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$375,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hunter Phares and Claire H. Phares, a married couple**, whose address is 1522 Wilborn Run, Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Tyler Lewallen and Krystine Lewallen**, whose address is 2012 Shamrock Lane, Moody, AL 35004, (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 **Tyler Lewallen and Krystine Lewallen, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5229 Meadow Brook Road, Birmingham, AL 35242** to-wit:

Lot 62, according to the Survey of Meadow Brook 4th Sector, as recorded in Map Book 7, Page 67, in the Office of the Judge of Probate 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 \$368,207.00 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 31st day of May, 2022.

Hunter Phares

Hunter Phares

Claire H. Phares

Claire H. Phares

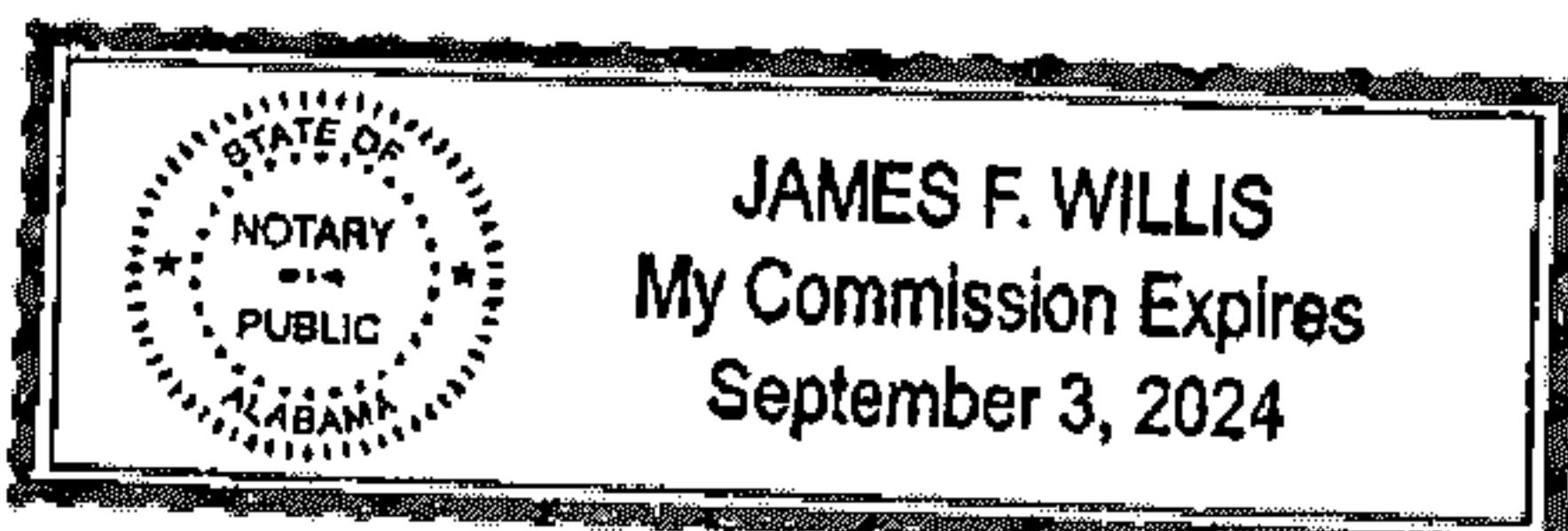
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hunter Phares and Claire H. Phares 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 31st day of May, 2022.


Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2022 09:14:19 AM
\$32.00 JOANN
20220602000221400

Allie S. Bayl