

SEND TAX NOTICE TO:

Clayton Matthew O'Neal and Katherine O'Neal

152 Grande Vista Way
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 **FIVE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$599,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Eric B. Kaechele**, a married man, whose address is

12659 249th AVE, TREVOR, WI 53179,
(hereinafter "Grantor", whether one or more), by **Clayton Matthew O'Neal and Katherine O'Neal**, 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 **Clayton Matthew O'Neal and Katherine O'Neal**, the following described real estate situated in Shelby County, Alabama, **the address of which is 152 Grande Vista Way, Chelsea, AL 35043 to-wit:**

Lot 5, according to the Survey of High Chaparral Sector 3, First Addition, as recorded in Map Book 25, page 86, in the Probate Office of Shelby County, Alabama.

****This property is NOT the homestead of the Grantor or Grantor's Spouse.**

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 \$300,000.00 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 21st day of June, 2022.

Eric B. Kaechele

Eric B. Kaechele

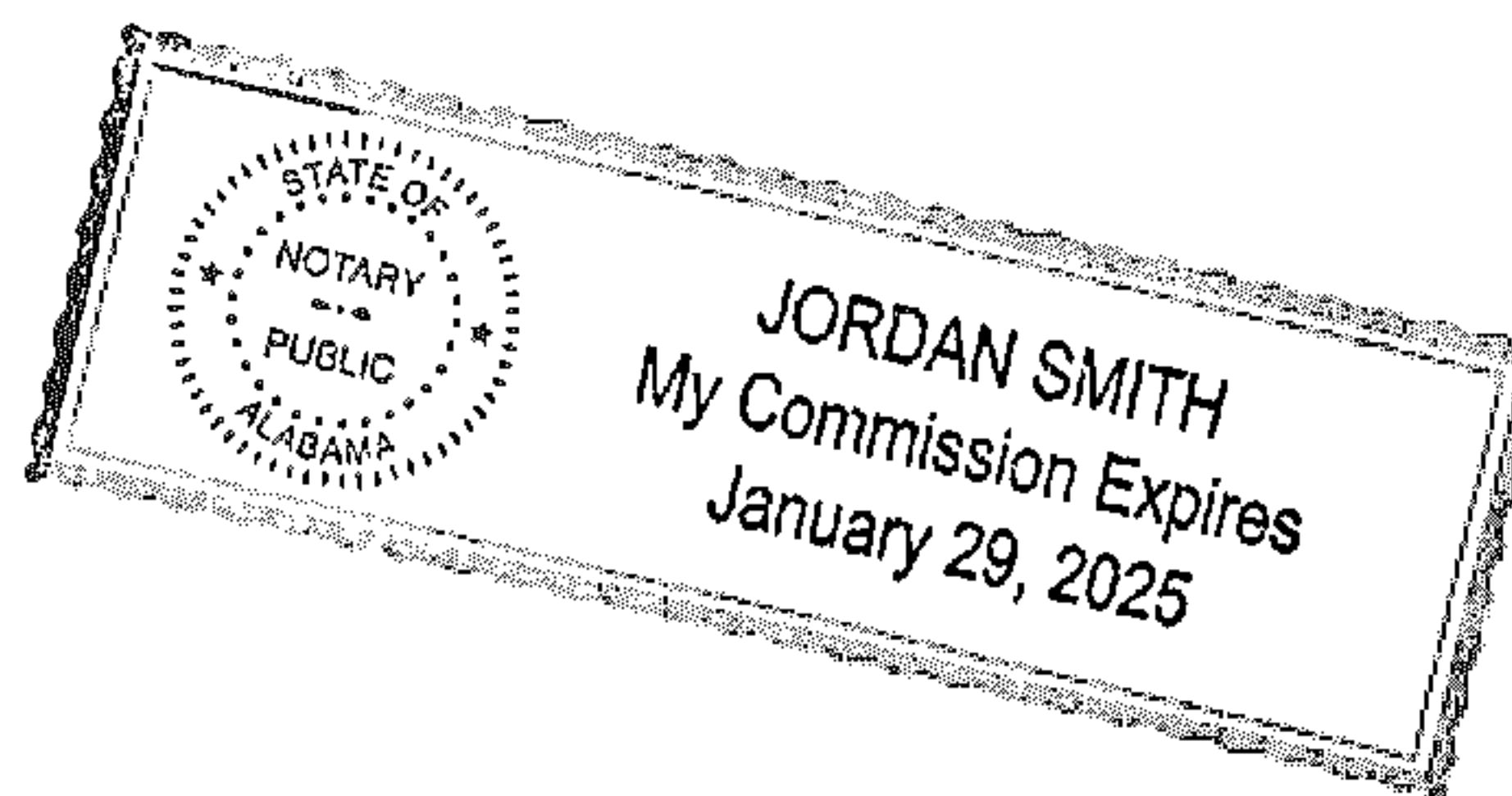
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric B. Kaechele 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 21st day of June, 2022.

[Signature]
Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2022 12:57:04 PM
\$325.00 BRITTANI
20220622000249640

Allie S. Bayl