

SEND TAX NOTICE TO:

Shirley Hall and William Brett Hall

9215 Bear Creek Rd

Sturrett, AL 35147

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 **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Keisha E. Glass, as Personal Representative of the Estate of Janet B. Smith, deceased, Shelby County Probate Case No. PR-2022-000363**, Keisha E. Glass, a married woman, whose address is:

21 Hwy 69 Chelsea, AL 35043 and
Kelli Lane Wilkins, a married woman, whose address is:

240 Stonecreek Way Helena, Alabama 35080,

(hereinafter "Grantor", whether one or more), by **Shirley Hall and William Brett Hall**, 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 **Shirley Hall and William Brett Hall**, the following described real estate situated in Shelby County, Alabama, the address of which is **133 Chess Reserve Drive, Chelsea, AL 35043** to-wit:

Lot 133, according to the Map and Survey of Chess Reserve Phase 1, as recorded in Map Book 38, Page 115 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Covenants, Conditions and Restrictions of Chess Reserve recorded in Instrument No. 20070710000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

**This property is not the homestead of the Grantors or Grantors' Spouses.

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.

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 27th day of June, 2022.

Keisha E. Glass, as Personal Representative of the Estate of Janet B. Smith, deceased, Shelby County Probate Case No. PR-2022-000363

By: Keisha E. Glass, Personal Representative
Keisha E. Glass, Personal Representative

Keisha E. Glass
Keisha E. Glass

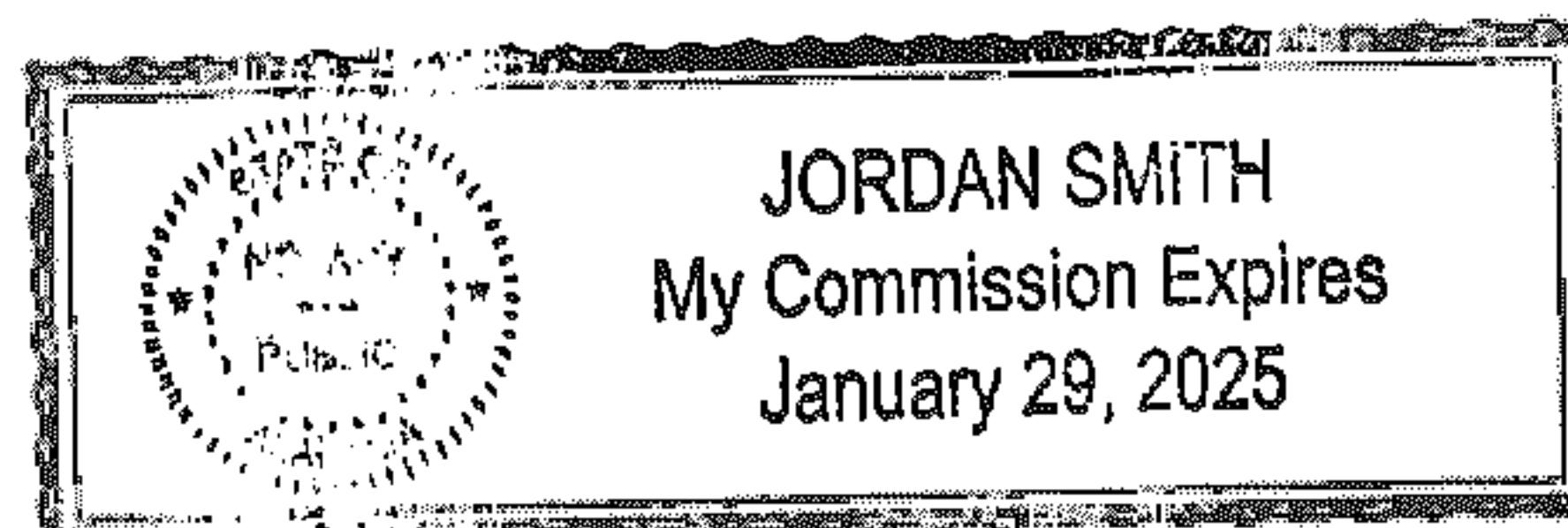
Kelli Lane Wilkins
Kelli Lane Wilkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Keisha E. Glass, individually and as Personal Representative of the Estate of Janet B. Smith, deceased, Shelby County Probate Case No. PR-2022-000363, and Kelli Lane Wilkins 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 27th day of June, 2022.

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
06/28/2022 03:46:53 PM
\$263.00 BRITTANI
20220628000258390



Allie S. Bayl