

SEND TAX NOTICE TO:
Raymond Robertson and DeAnna Robertson
701 Wynlake Cove
Alabaster, AL 35007
HOV-22-6098

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 FORTY THOUSAND AND 00/100 (\$340,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patricia L. Hare, an unmarried woman, whose address is 12814 Valleyhill Street, Lake Ridge, VA 22192,** (hereinafter "Grantor", whether one or more), by **Raymond Robertson and DeAnna Robertson,** (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 **Raymond Robertson and DeAnna Robertson, a married couple,** the following described real estate situated in Shelby County, Alabama, the address of which is **701 Wynlake Cove, Alabaster, AL 35007** to-wit:

Lot 138, according to the Survey of Wynlake, Phase 4C, as recorded in Map Book 29, Page 15, 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 \$272,000.00 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 2nd day of August, 2022.

Patricia L. Hare by Walton L. Hare, as attorney in fact
Patricia L. Hare by Walton L. Hare, as attorney in fact

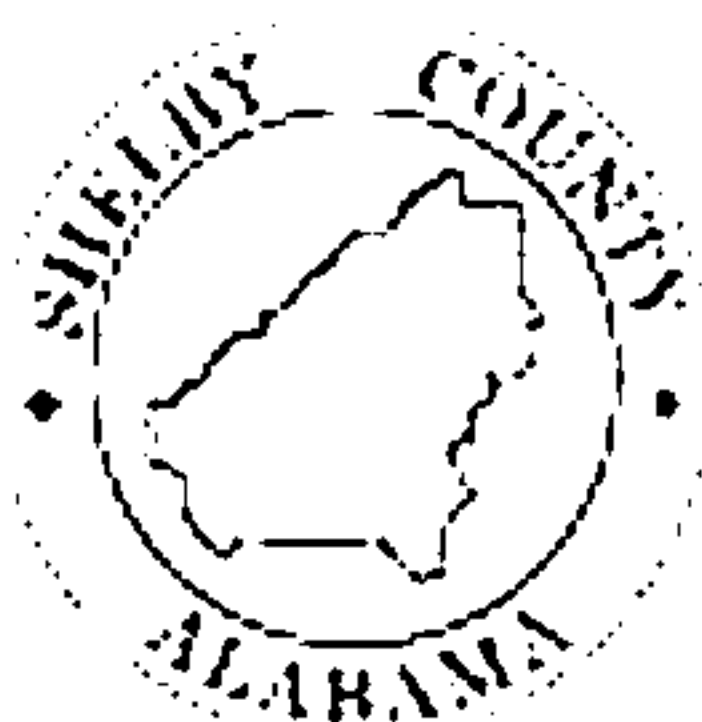
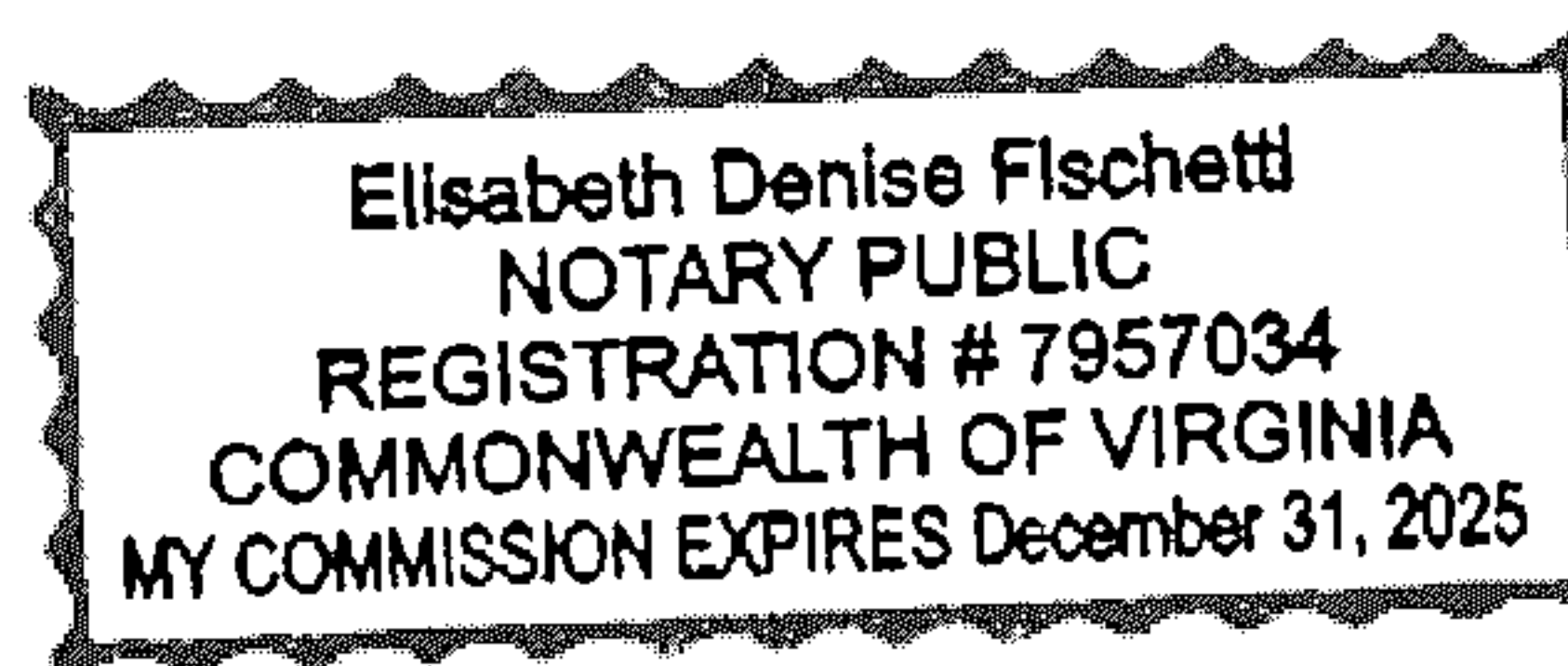
STATE OF VA
COUNTY OF Prince William

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walton L. Hare, whose named as attorney in fact for Patricia L. Hare, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of August, 2022.

[Signature]
Notary Public

My Commission Expires: 12/31/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2022 12:36:27 PM
\$365.00 BRITTANI
20220803000303670

Alvin S. Bayl