

20221121000428470
11/21/2022 11:34:51 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Clay Hanika and Ryan Hanika
4301 Salem Road
Enterprise, AL 36330

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 **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael W. Adams and Lisa M. Adams, a married couple**, whose address is 305 Highway 42, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Clay Hanika and Ryan Hanika**, whose address is 4301 Salem Road, Enterprise, AL 36330, (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 **Clay Hanika and Ryan Hanika**, the following described real estate situated in Shelby County, Alabama, the address of which is **Cedar Grove Road, Lot 4, Chelsea, AL 35186 to-wit:**

Tract #4 of Cedar Grove Estates, according to the map of Cedar Grove Estates, as recorded in Map book 7, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.


Together with and subject to a non-exclusive right of way for roadway and utility purposes being 60 feet in width along the paved road from the above-described property in Shelby County, Alabama Road #438.

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 \$0.00 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 15th day of November, 2022.



Michael W. Adams



Lisa M. Adams

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael W. Adams and Lisa M. Adams 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 15th day of November, 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
11/21/2022 11:34:51 AM
\$210.00 BRITTANI
20221121000428470

