

SEND TAX NOTICE TO:

Emily L. Hernandez and Jaime S. Hernandez
1121 Village Trail
Calera, AL 35040

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 FIFTEEN THOUSAND AND 00/100 (\$215,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Douglas M. Hall, an unmarried man**, whose address is 4063 Park Crossings Drive, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Emily L. Hernandez and Jaime S. Hernandez**, whose address is 1121 Village Trail Calera AL. 35040 (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 **Emily L. Hernandez and Jaime S. Hernandez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1121 Village Trail, Calera, AL 35040 to-wit:**

Lot 343, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27 Page 100, in the Probate Office of Shelby County, Alabama.

Douglas M. Hall is the surviving grantee of that certain deed recorded in Instrument #20171201000431550 with the Judge of Probate Shelby County; Jacqueline P. Hall having died on or about September 17th 2022.

Jacqueline P. Hall and Jacqueline Patricia Hall are one and the same person.

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 \$130,000.00 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 30th day of December, 2022.

DOUG HALL

Douglas M. Hall

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Douglas M. Hall whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2022.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2023 10:27:02 AM
\$110.00 BRITTANI
20230103000000980

Brittani S. Bayl