

SEND TAX NOTICE TO:
Chad Hall and Jacquelyn Hall
393 Milgray Lane
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 **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Douglas Robert Gans, II and Tammy Gans, husband and wife**, whose address is 7209 Haven Way, Wilmington, NC 28411, (hereinafter "Grantor", whether one or more), by **Chad Hall and Jacquelyn Hall**, whose address is 393 Milgray Lane, 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, **Chad Hall and Jacquelyn Hall, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **393 Milgray Lane, Calera, AL 35040 to-wit:**

Lot 32, according to the survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18, Page 79, in the Probate Office of Shelby County, Alabama.

Jacquelyn Hall is one and the same person as Jackie Hall.

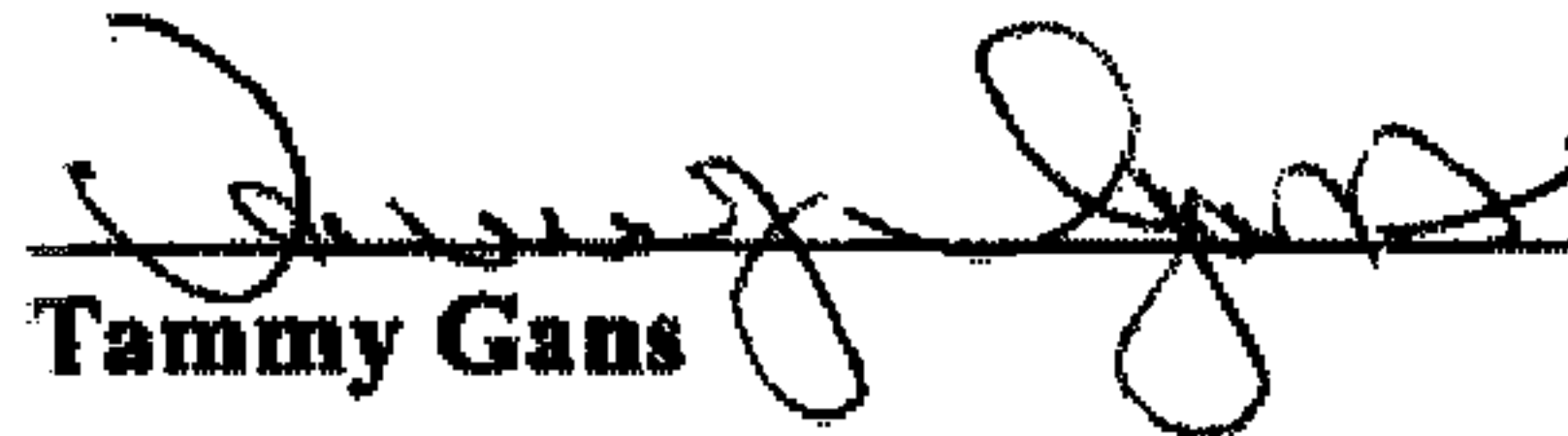
Subject to current taxes, **all matters of public record**, including, but not limited to easements, restrictions of record, and other **matters which may be viewed** by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$299,475.00 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 4th day of January, 2023.



Douglas Robert Gans, II

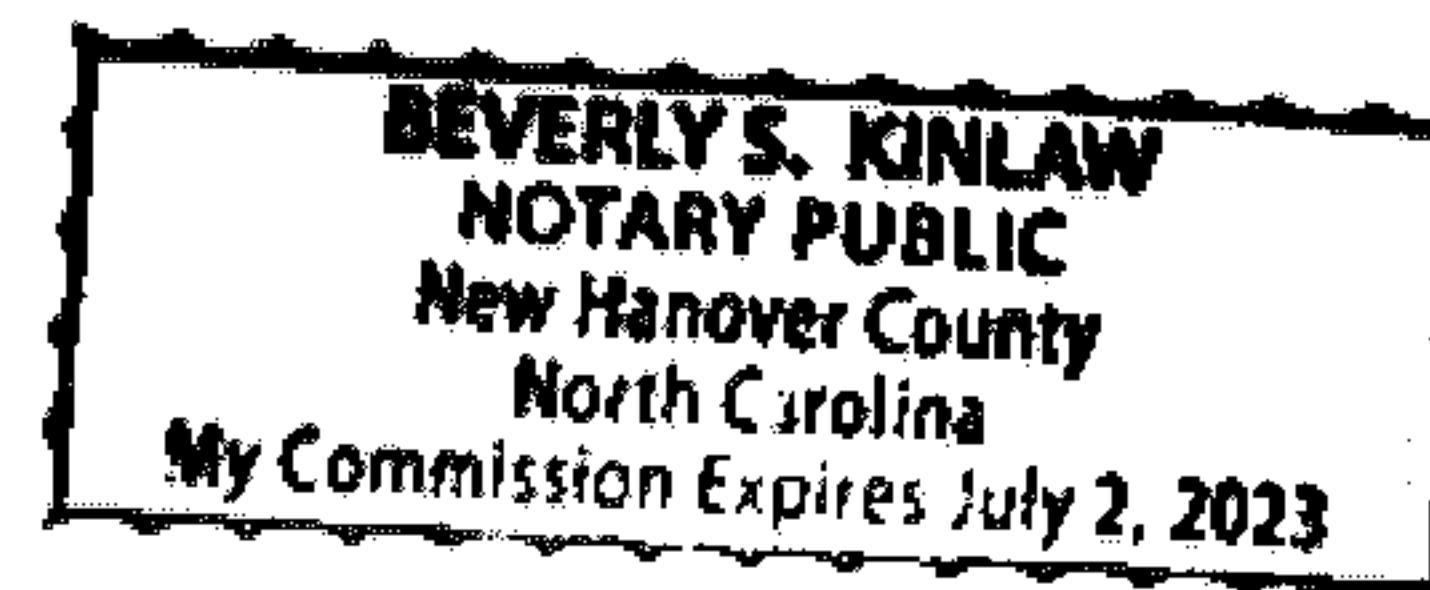

Tammy Gans

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, the undersigned Notary Public in and for said County and State, hereby certify that Douglas Robert Gans, II and Tammy Gans, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2023.


Notary Public
Printed Name: Beverly S. Kinlaw
My Commission Expires: 7/2/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2023 02:17:16 PM
\$32.00 BRITTANI
20230106000005860