

**SEND TAX NOTICE TO:**  
Samantha Morgan Fant  
432 Holland Lakes Drive North  
Pelham, AL 35124

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 SIX THOUSAND FIVE HUNDRED AND 00/100 (\$206,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Abby Elizabeth Burns, an unmarried woman**, whose address is 404 Waterford Highlands Way, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Samantha Morgan Fant**, whose address is 432 Holland Lakes Drive North, Pelham, AL 35124 (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, **Samantha Morgan Fant**, the following described real estate situated in Shelby County, Alabama, **the address of which is 432 Holland Lakes Drive North, Pelham, AL 35124 to-wit:**

**Lot 17, according to the Final Plat of Holland Lakes, Sector Two, Phase One, as recorded in Map Book 36, Page 8, in the Probate Office of Shelby County, Alabama.**


**Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed by the Grantor and filed for record as Instrument No. 20050426000199570 in the Probate Office of Shelby County, Alabama (the "Declaration"), as amended by the First Amendment thereto recorded as Instrument # 20070312000109060 in said Probate Office, and as may be further amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration" which is incorporated herein by reference in its entirety).**

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 \$175,525.00 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 17th day of March, 2023.

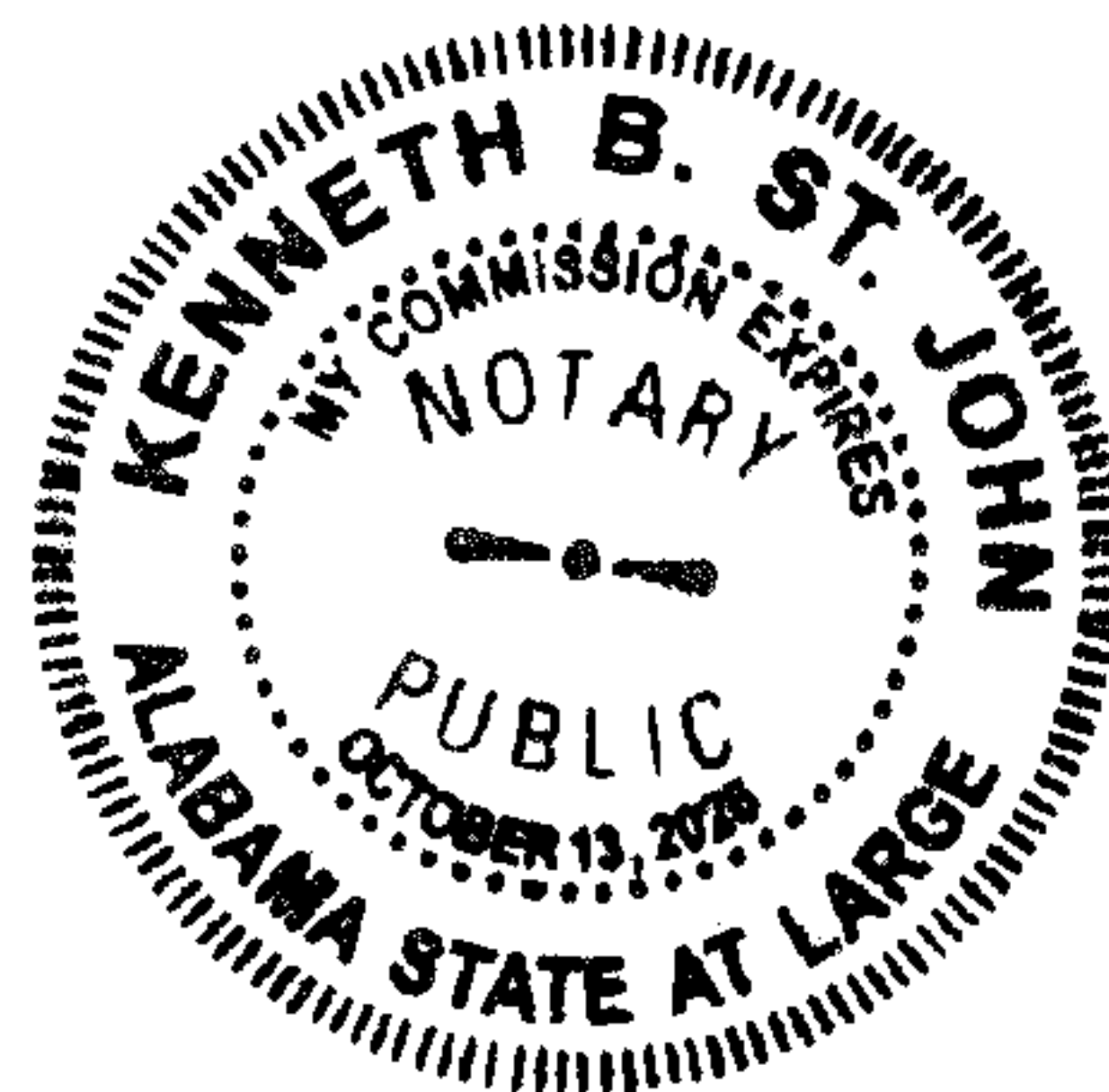
  
Abby Elizabeth Burns

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Abby Elizabeth Burns 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 17th day of March, 2023.

  
Notary Public  
Print Name: Kenneth B. St. John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/17/2023 02:50:24 PM  
\$56.00 PAYGE  
20230317000074430

