

SEND TAX NOTICE TO:

Christopher William Brown and Abby Elizabeth Burns
404 Waterford Highlands Way
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 SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$274,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hunter McCoy Properties, LLC, an Alabama Limited Liability Company**, whose address is 217 Meadowood Lane, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Christopher William Brown and Abby Elizabeth Burns**, whose address is 404 Waterford Highlands Way, 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, **Christopher William Brown and Abby Elizabeth Burns, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 404 Waterford Highlands Way, Calera, AL 35040 to-wit:**

Lot 452, according to the Survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 111, in the Probate Office of Shelby County, Alabama.

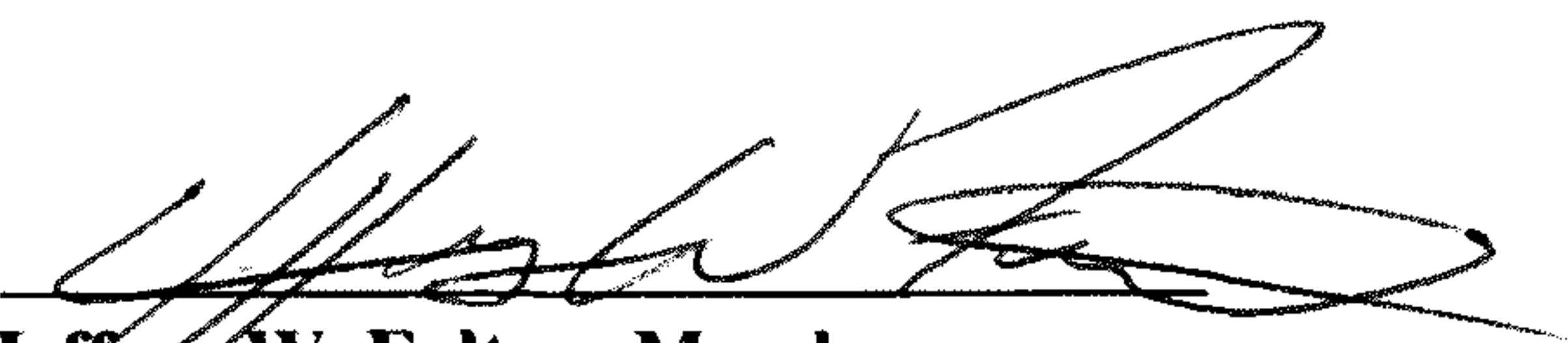
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$269,920.00 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 successors 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 successors and assigns 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.

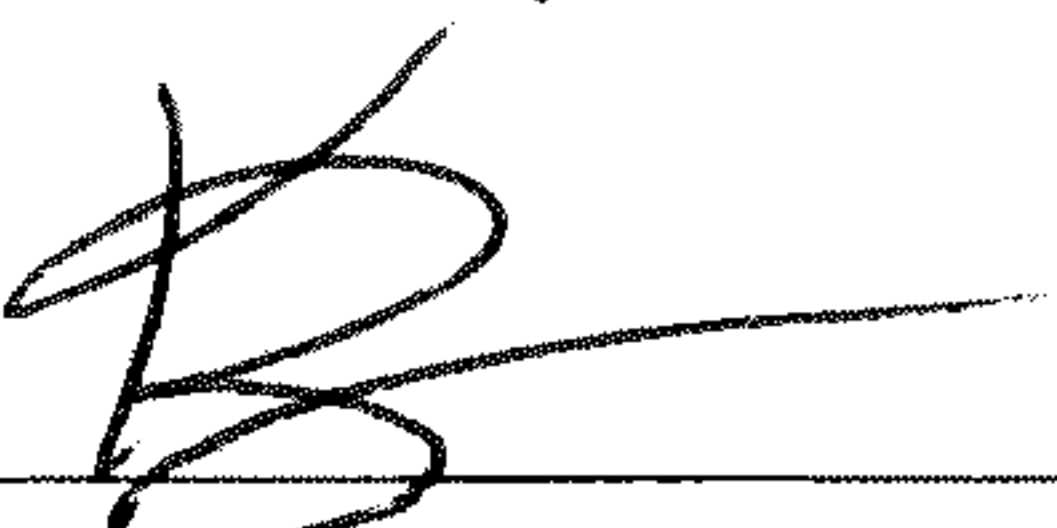
Hunter McCoy Properties, LLC, an Alabama Limited Liability Company

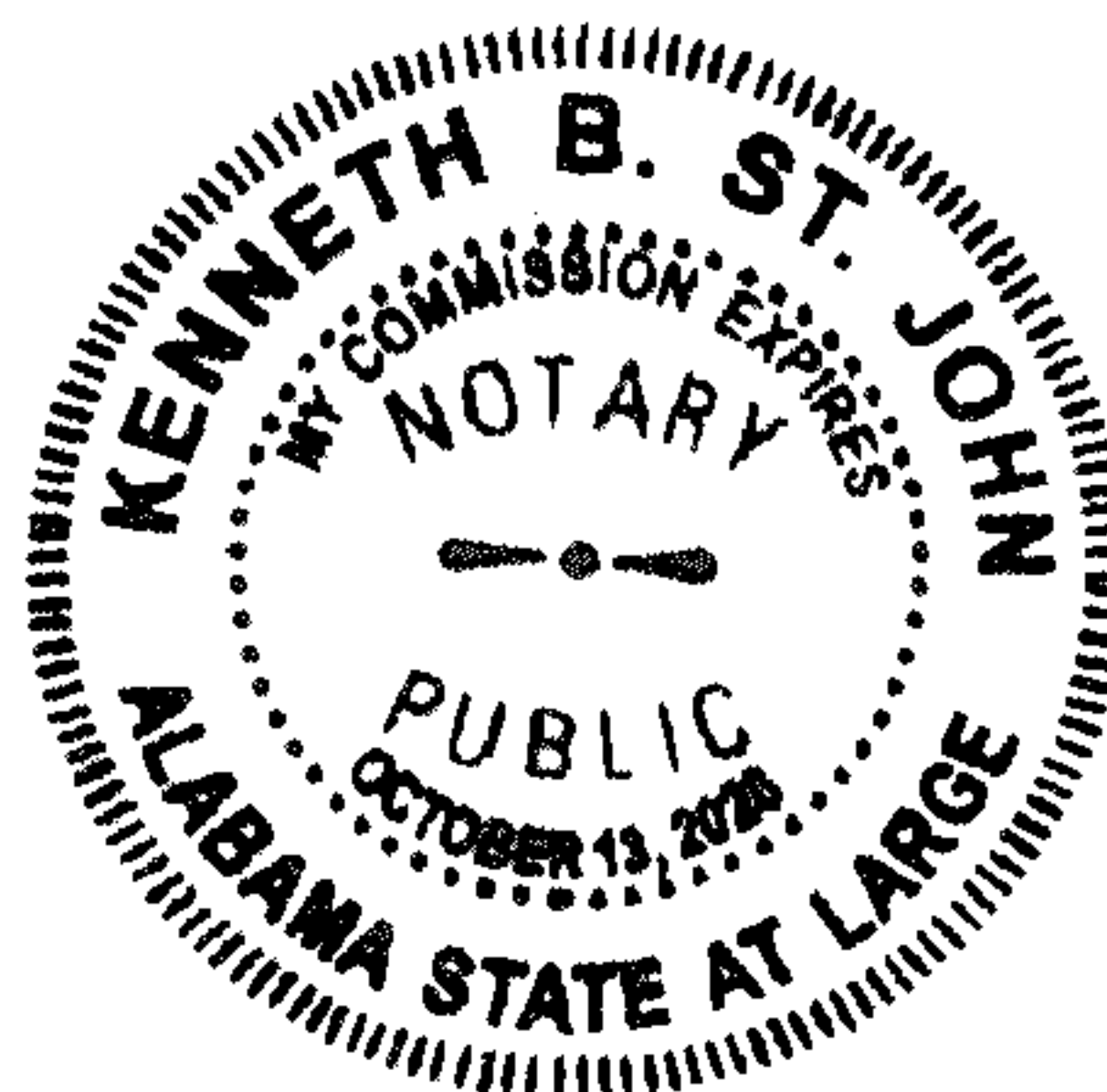
By: 
Jeffrey W. Fulton, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jeffrey W. Fulton, whose name as Member of Hunter McCoy Properties, LLC, an Alabama Limited Liability Company, 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 instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and 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 03:03:36 PM
\$30.00 JOANN
20230317000074460

Allen S. Bayl