

SEND TAX NOTICE TO:

Curt Harper
2614 Royal Circle
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 **THREE HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$347,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Austin M. Ehrhart and Laura J. Ehrhart, acting through Austin M. Ehrhart, her attorney-in-fact, a married couple**, whose address is 1706 Old Shell Road, Mobile, AL 36604, (hereinafter "Grantor", whether one or more), by **Curt E. Harper**, whose address is 2614 Royal Circle, 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 **Curt E. Harper**, the following described real estate situated in Shelby County, Alabama, the address of which is **2614 Royal Circle, Pelham, AL 35124 to-wit:**

Lot 31, according to the Survey of Royal Oaks, 2nd Sector, as recorded in Map Book 7, page 77 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 \$277,600.00 executed and recorded simultaneously herewith.

Curt E. Harper is one and the same person as Curt Harper.

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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2023 01:56:37 PM
 \$94.50 JOANN
 20230512000141570

Allen S. Beal

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 11th day of May, 2023.

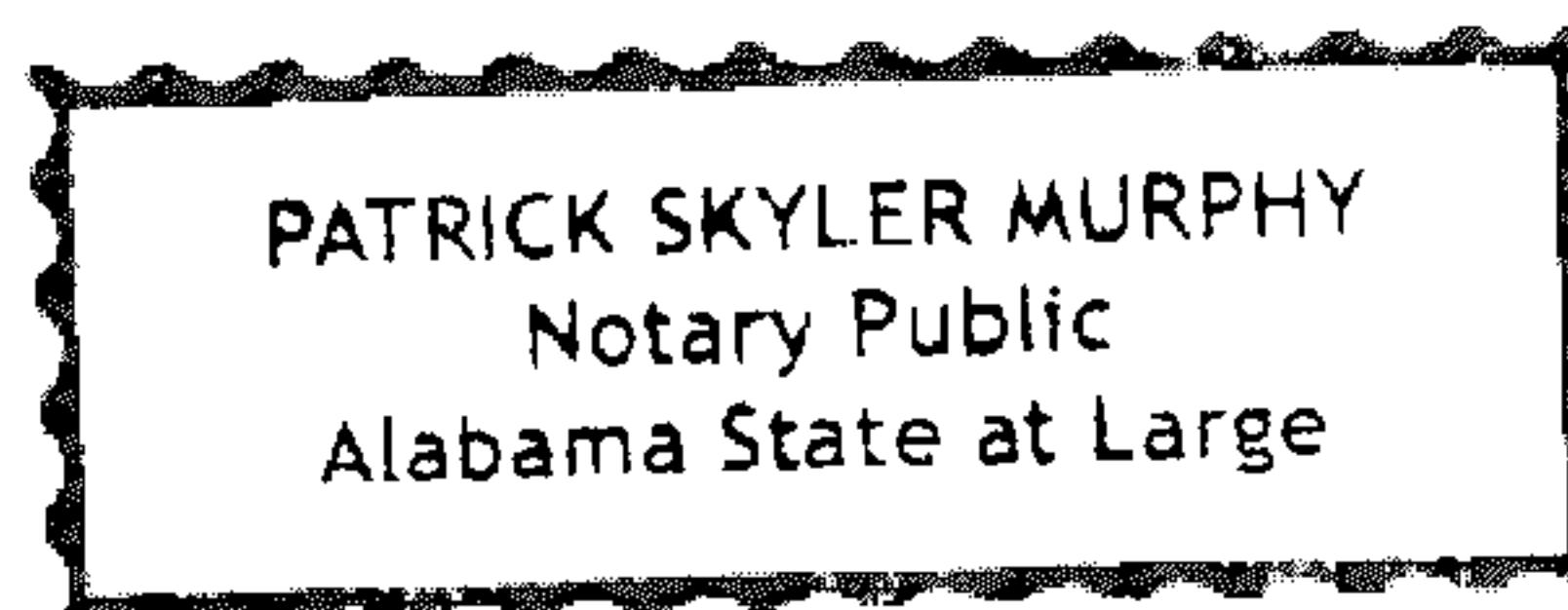
Austin M. Ehrhart
 Austin M. Ehrhart

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Austin M Ehrhart 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 11th day of May, 2023.

Patrick Skyler Murphy
 Notary Public
 My Commission Expires: 03-25-26



IN WITNESS WHEREOF, Grantor, Laura J. Ehrhart, by Austin M. Ehrhart, as attorney-in-fact has set their signature and seal on this 11th day of May, 2023.

Laura J. Ehrhart by Austin M Ehrhart Attorney-in-Fact
 Laura J. Ehrhart by Austin M Ehrhart, Attorney-In-Fact

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin M. Ehrhart, whose name as attorney in fact for Laura J. Ehrhart, 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 said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2023.

Patrick Skyler Murphy
 Notary Public
 My Commission Expires: 03-25-26

