

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3698

SEND TAX NOTICE TO:

Ryan Olson
694 Old Cahaba Dr.
Helena, AL 35080

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Ten Thousand Dollars and 00/100 Dollars (\$310,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **David William Hollingsworth, an unmarried person** whose mailing address is: 6800 Georgia Ave. NW #412, Washington DC, 20012; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ryan Olson** whose mailing address 694 Old Cahaba Dr, Helena, AL 35080 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 694 Old Cahaba Dr., Helena, AL 35080 to wit:

Lot 223, according to the Survey of Old Cahaba, Willow Run Sector, as recorded in Map Book 25, at Page 10, in the Probate Office of Shelby County, Alabama.

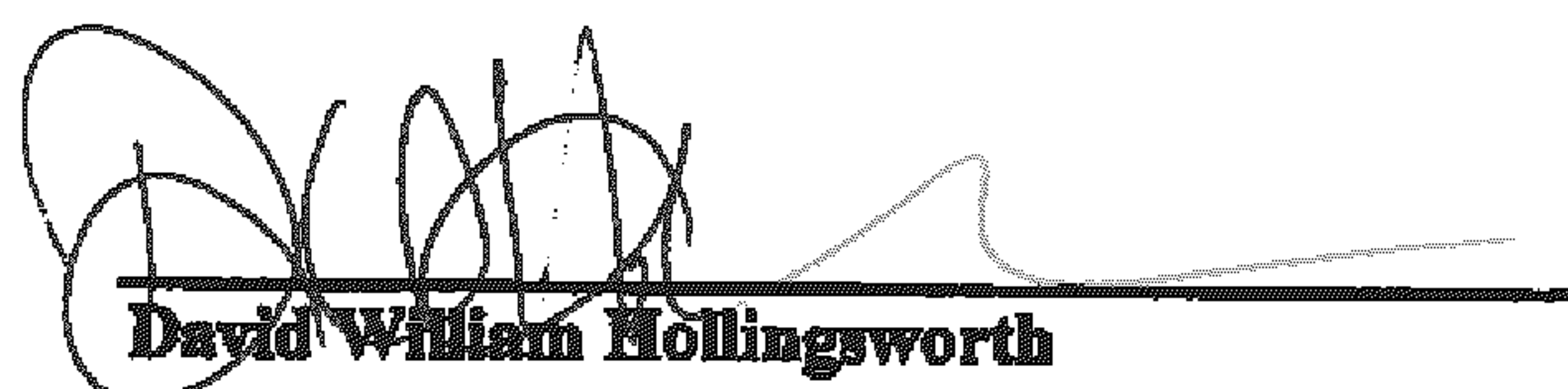
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$300,700.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

Poor Quality

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17 day of May, 2023.

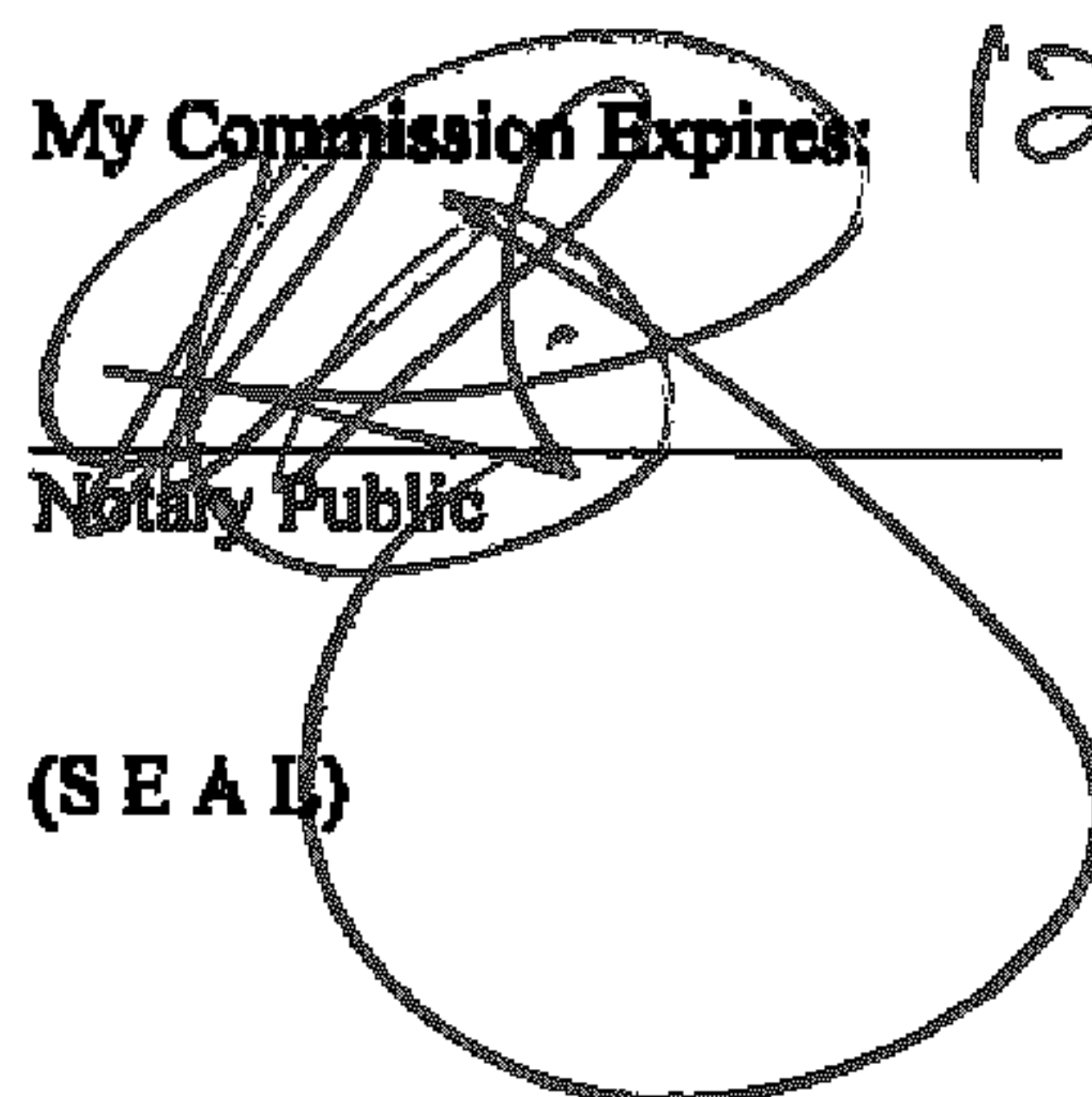

David William Hollingsworth

STATE OF DC
COUNTY OF DC

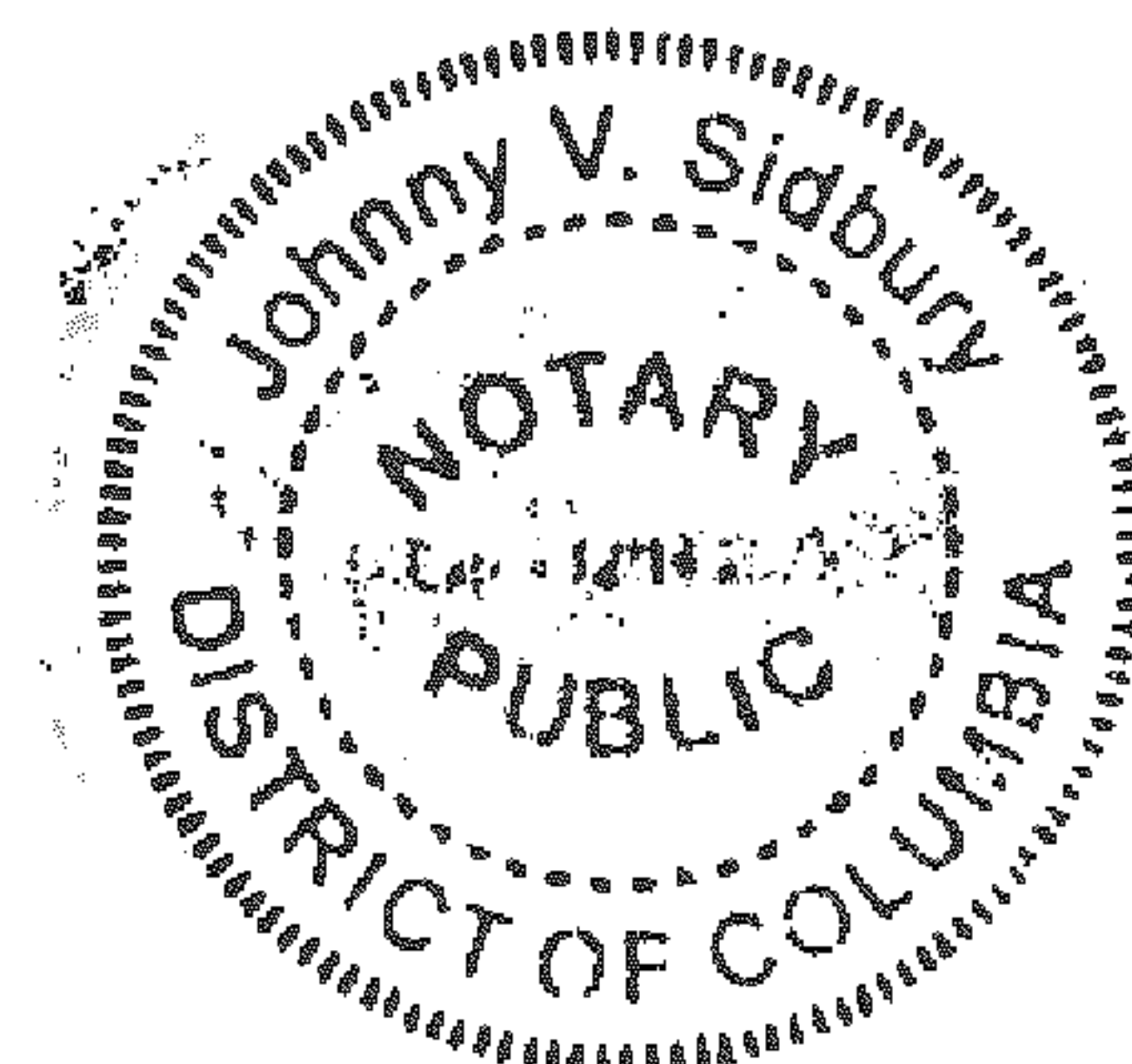
I, Johnny V. Sidbury, a Notary Public in and for said county in said state, hereby certify that **David William Hollingsworth** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 17 day of May, 2023.

My Commission Expires: 12/14/2025


Notary Public
(SEAL)

Johnny V. Sidbury
Notary Public, District of Columbia
My Commission Expires 12/14/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2023 10:18:47 AM
\$34.50 JOANN
20230522000150570

Allie S. Bayl