

SEND TAX NOTICE TO:
Wyatt D. Hall and Molly Hall
1220 Kensington Boulevard
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 NINETY THOUSAND AND 00/100 (\$290,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Frances Sellers and Gary A. Sellers, a married couple**, whose address is 1175 Shaggy Bark Ln Odenville, AL 35120 (hereinafter "Grantor", whether one or more), by **Wyatt D. Hall and Molly Hall**, whose address is 1220 Kensington Boulevard, 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 **Wyatt D. Hall and Molly Hall, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1220 Kensington Boulevard, Calera, AL 35040 to-wit:**

LOT 34, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE 1 SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, 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.

Frances Sellers aka Frances D. Jackson is the surviving grantee of that deed recorded in Instrument No. 20071206000553540, in the Probate Office of Shelby County, Alabama; the other grantee Wallace C. Jackson, having died on or about the 6th day of December, 2019.

Frances D. Jackson, the grantee in deed recorded in Instrument No. 20071206000553540, is one and the same person as Frances Sellers.

Subject to a third-party mortgage in the amount of \$292,900.00 executed and recorded simultaneously herewith.

Wyatt D. Hall is one and the same person as Wyatt Hall.

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 7th day of June, 2023.

Frances Sellers

Frances Sellers

Gary A. Sellers

Gary A. Sellers

STATE OF ALABAMA
COUNTY OF JEFFERSON

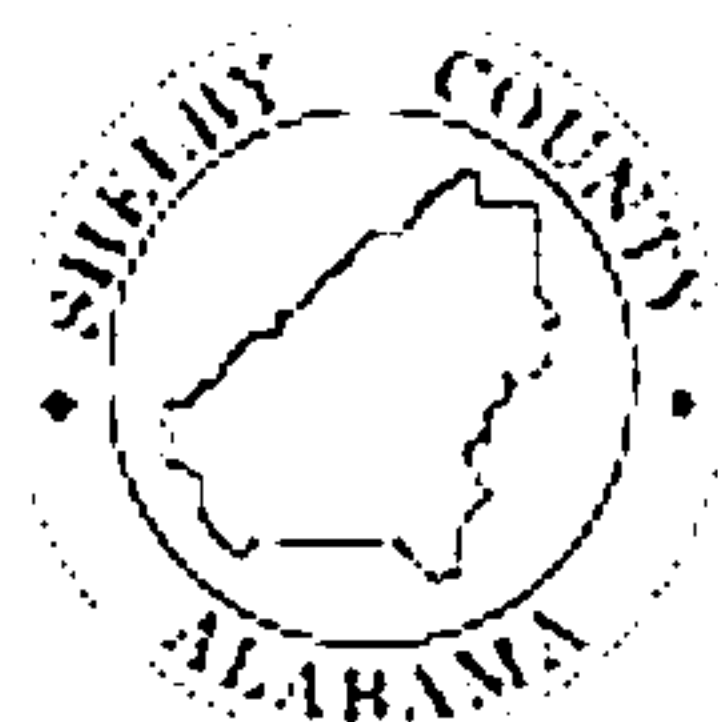
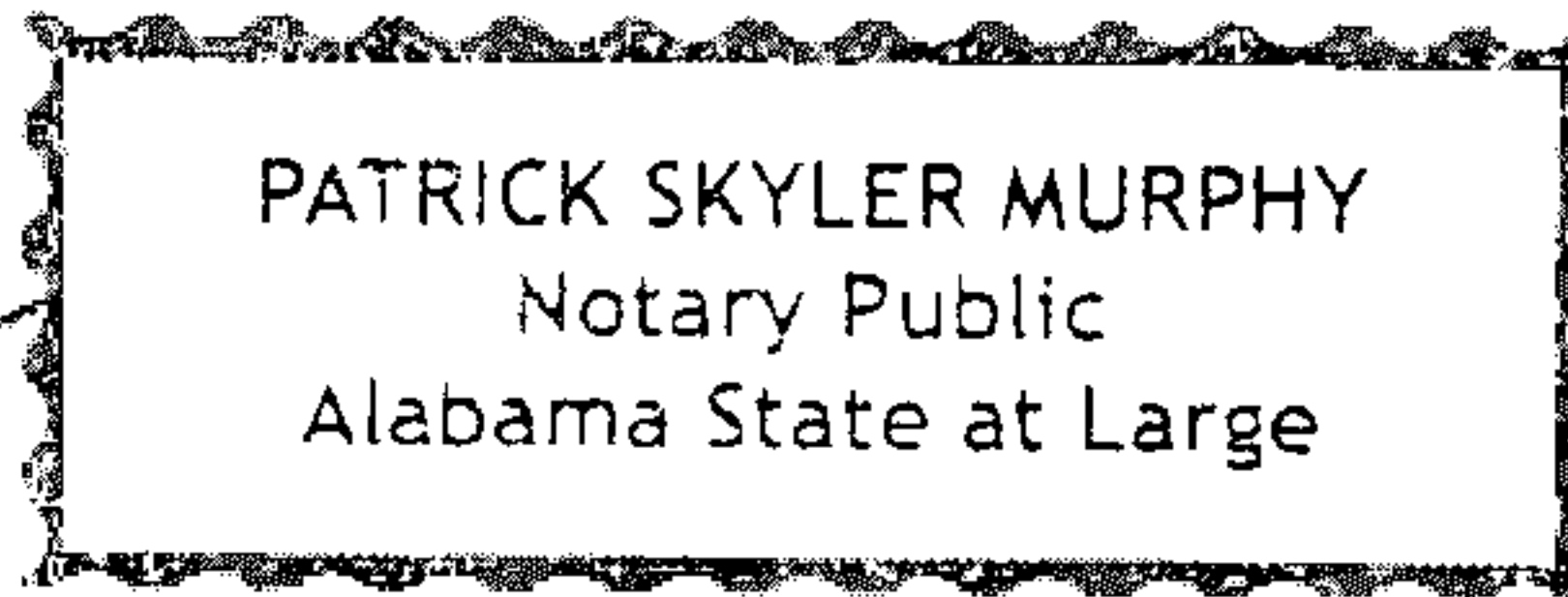
I, the undersigned Notary Public in and for said County and State, hereby certify that Frances Sellers and Gary A. Sellers whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2023.

[Signature]

Notary Public

My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 12:53:57 PM
\$26.00 BRITTANI
20230607000171710

Allie S. Bayl