

**SEND TAX NOTICE TO:**  
Russell W. Hamrac  
4020 Guilford Road  
Birmingham, AL 35242

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 EIGHTY NINE THOUSAND AND 00/100 (\$389,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Zachary Hval, an unmarried person**, whose address is 1505 Hardwood Cove Circle, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Russell W. Hamrac and Melanie N. Hamrac, husband and wife**, whose address is 4020 Guilford Road, Birmingham, AL 35242, (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 **Russell W. Hamrac and Melanie N. Hamrac, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4020 Guilford Road, Birmingham, AL 35242 to-wit:**

**Lot 18, according to the Final Record Plat of Greystone Farms, Guilford Place Sector, Phase 3, as recorded in Map Book 24, page 27 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 \$376,062.00 executed and recorded simultaneously herewith.

**Russell W. Hamrac is one and the same person as Russell Wayne Hamrac.**

**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 29th day of June, 2023.

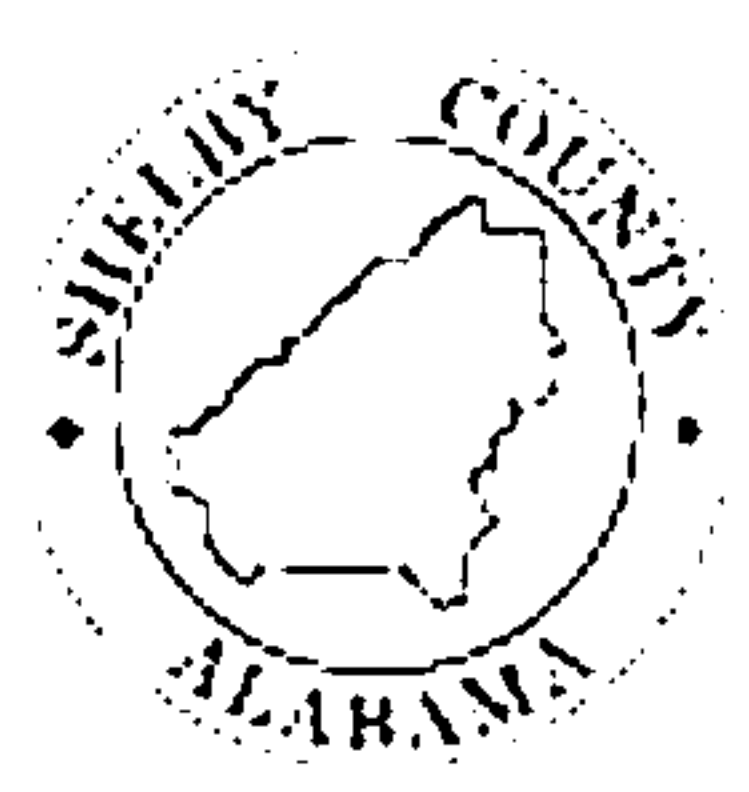
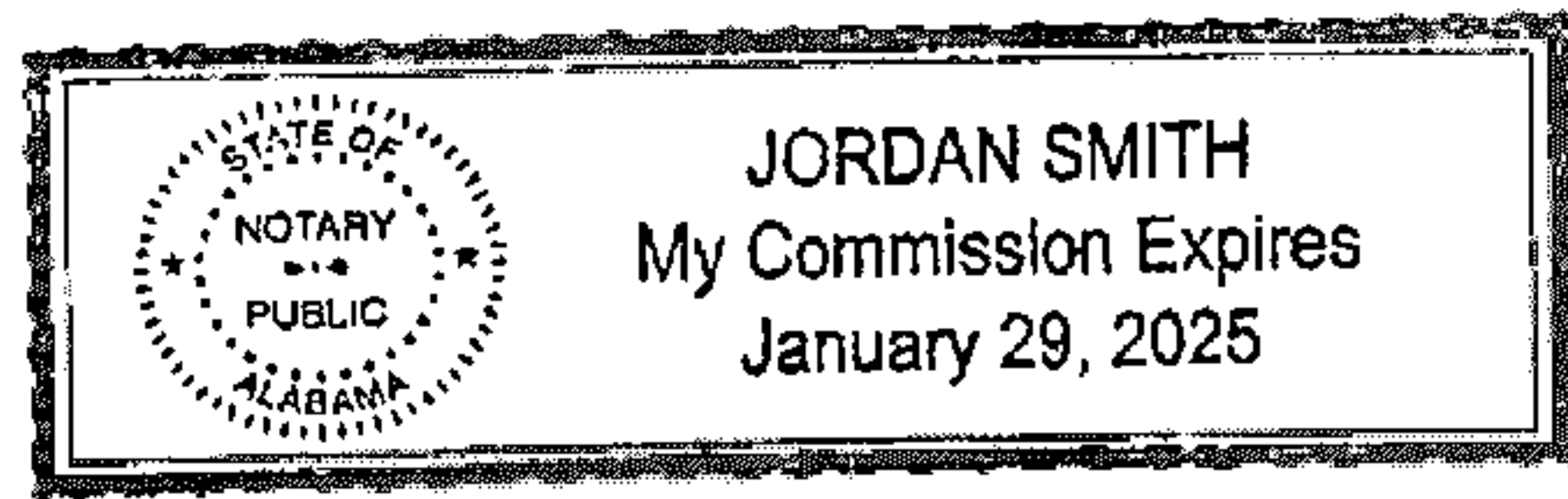
Zachary Hval  
Zachary Hval

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Zachary Hval 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 29th day of June, 2023.

Jordan Smith  
Notary Public  
My Commission Expires: 1/29/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/30/2023 10:29:42 AM  
\$39.00 JOANN  
20230630000195150

Allie S. Bayl