

SEND TAX NOTICE TO:

Jennifer Hutchinson and Paula Dill
611 Talon Trace
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 **FOUR HUNDRED THIRTY THOUSAND AND 00/100 (\$430,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephen S. Ho, an unmarried person, and Howard H. Funkhauser as Attorney in Fact for Lynn E. Funkhauser, an unmarried person**, whose address is 647 Blackstone Dr, Myrtle Beach, SC 29588, (hereinafter "Grantor", whether one or more), by **Jennifer Hutchinson and Paula Dill**, whose address is 611 Talon Trace, 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 **Jennifer Hutchinson and Paula Dill, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 611 Talon Trace, Birmingham, AL 35242 to-wit:**

Lot 35, according to the amended and corrected Map of Eagle Trace - Phase 1, as recorded in Map Book 29, page 142 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 \$417,100.00 executed and recorded simultaneously herewith.

Paula Jean Dill is one and the same person as Paula Dill.

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, Lynn E. Funkhauser, by Howard H. Funkhauser, as attorney-in-fact, has set their signature and seal on this 8th day of September, 2023.

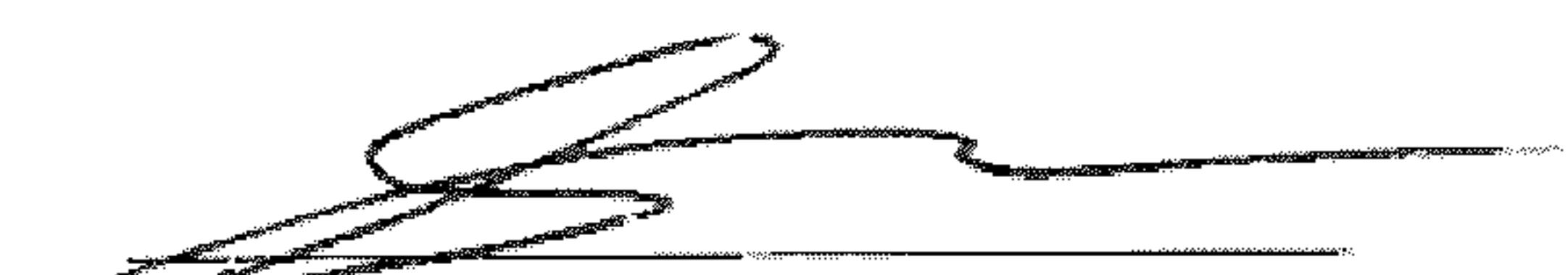
Lynn E. Funkhauser by Howard H. Funkhauser, Attorney-In-Fact

Lynn E. Funkhauser by Howard H. Funkhauser, Attorney-In-Fact

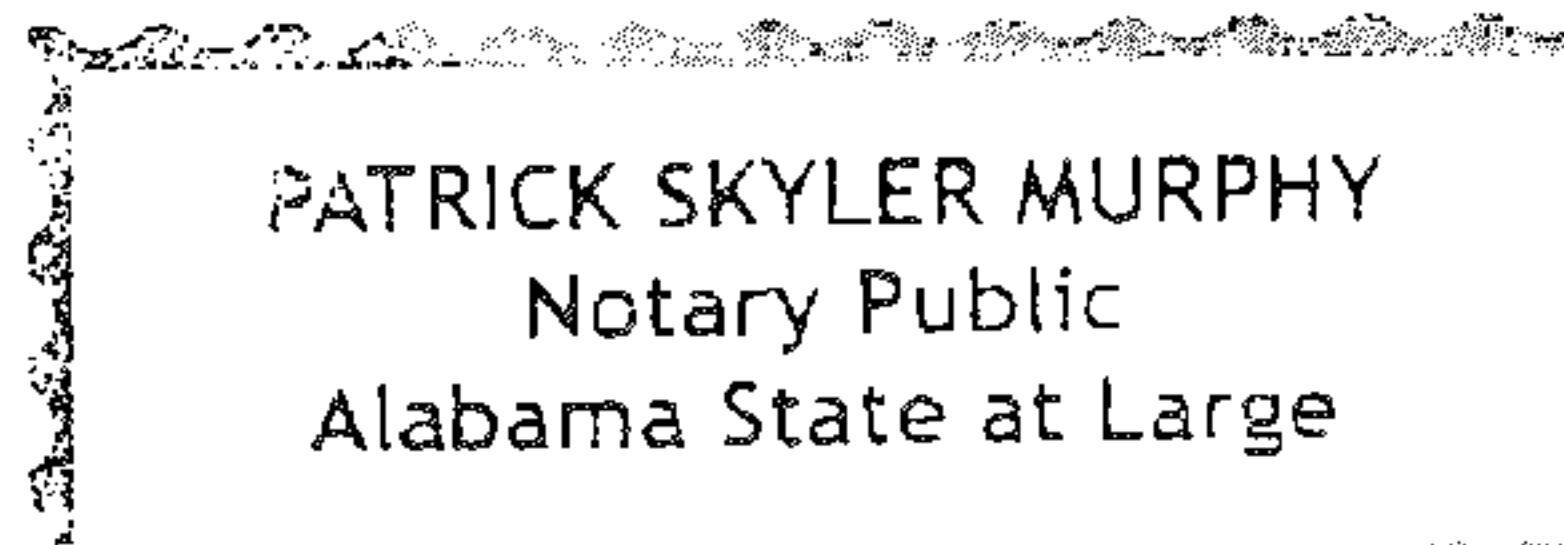
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard H. Funkhauser, whose name as attorney in fact for Lynn E. Funkhauser, 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 8th day of September, 2023.


Notary Public

My Commission Expires: 03-25-26


PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of September, 2023.

Stephen S. Ho
Stephen S. Ho

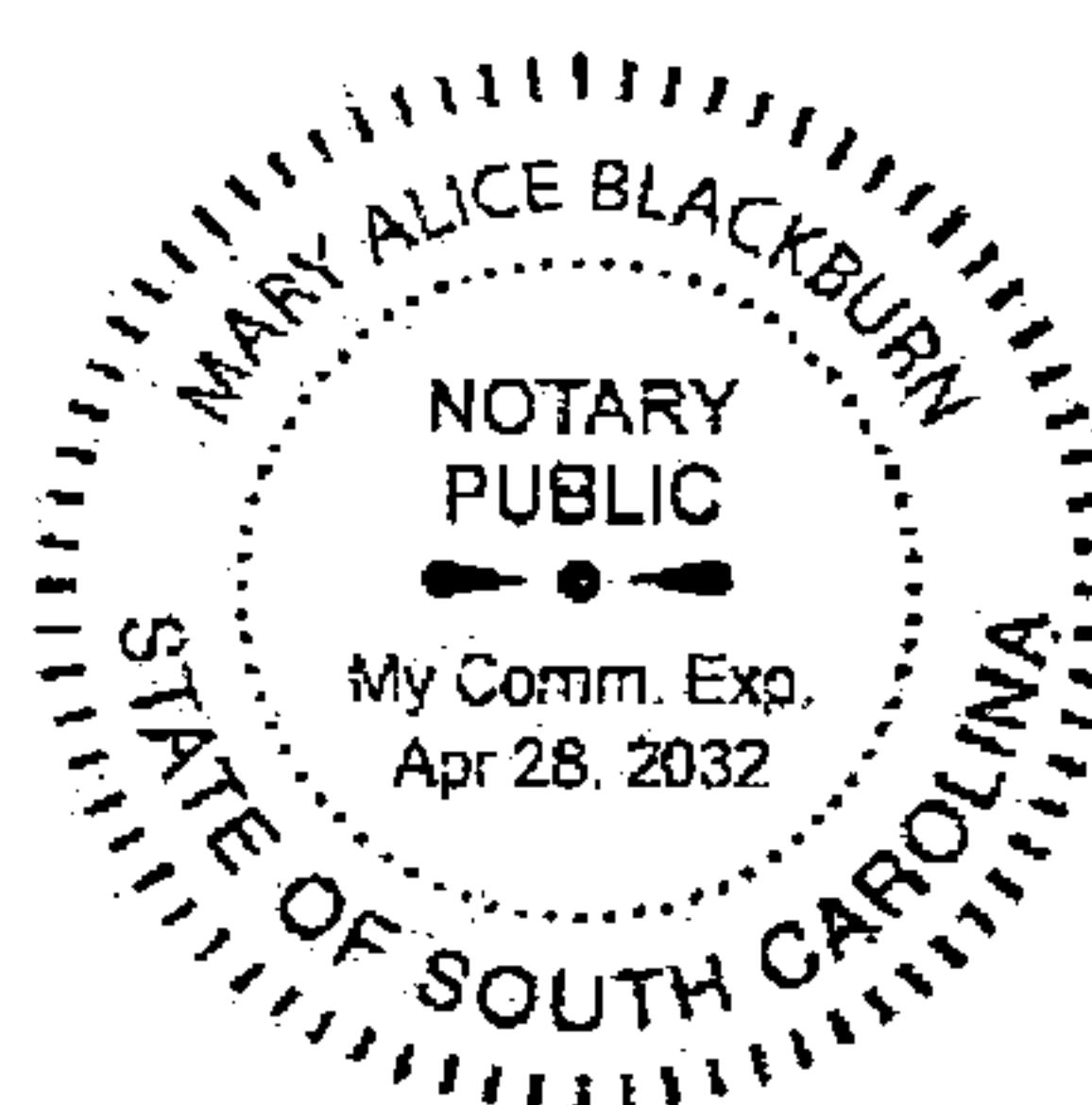
STATE OF South Carolina
COUNTY OF Coloree

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen S. Ho 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 8th day of September, 2023.

Mary Alice Blackburn

Notary Public Mary Alice Blackburn
My Commission Expires: My Commission Expires
April 28, 2032



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2023 01:23:41 PM
\$42.00 JOANN
20230913000276370



Allie S. Boyd