

SEND TAX NOTICE TO:

Marion F. Hale and Alicia L. Hale
124 Daventry Drive
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 TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **DU THI LE, TRUSTEE OF THE DU THI LE REVOCABLE TRUST DATED AUGUST 7, 2007**, whose address is 5431 Creekside Lane, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Marion F. Hale and Alicia L. Hale**, whose address is 124 Daventry Drive, 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 **Marion F. Hale and Alicia L. Hale, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 124 Daventry Drive, Calera, AL 35040 to-wit:**

Lot 57, according to the Resurvey of Daventry, Sector I, as recorded in Map Book 26, page 98 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 \$229,837.00 executed and recorded simultaneously herewith.

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 18th day of September, 2023.


**DU THI LE, TRUSTEE OF THE DU THI LE
REVOCABLE TRUST DATED AUGUST 7, 2007**

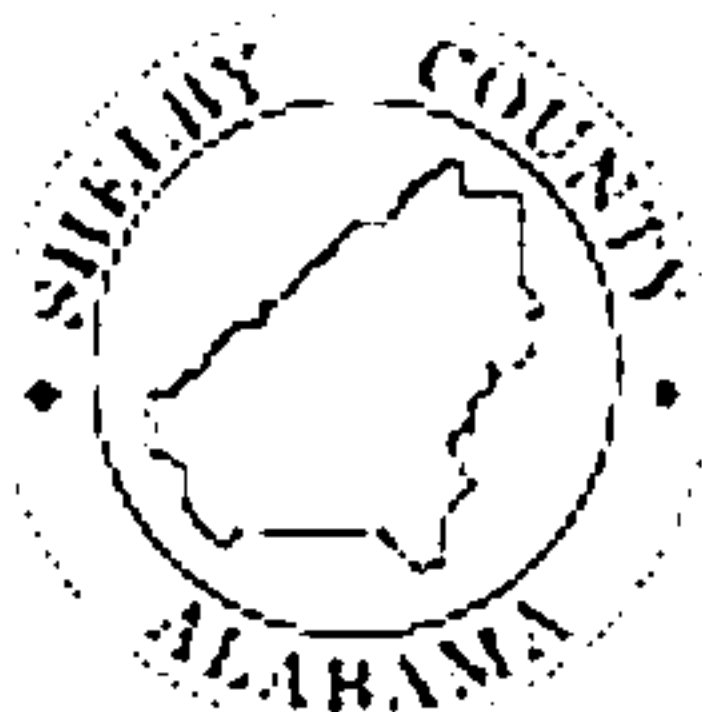
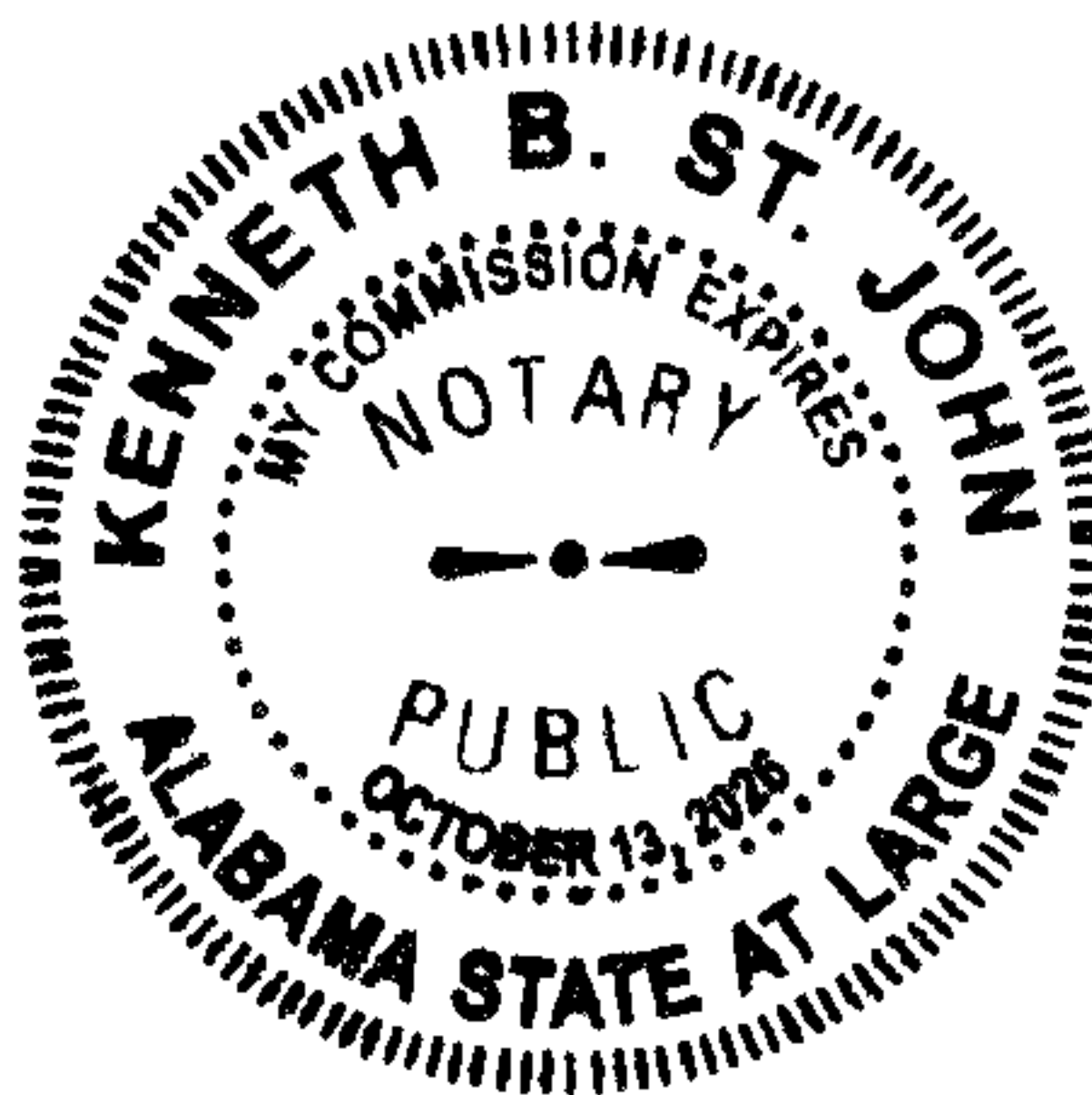
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that DU THI LE, whose name as TRUSTEE of the DU THI LE REVOCABLE TRUST DATED AUGUST 7, 2007, is 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, she, as such TRUSTEE and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2023.


Notary Public

Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2023 03:32:37 PM
\$26.00 JOANN
20230919000281190

