

SEND TAX NOTICE TO:

Christopher M. Collier and Tonja S. Collier
30 2nd Ave
Sterrett, AL 35147

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 THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$239,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jacob Hallman and Raegan Hallman, a married couple**, whose address is 105 Spinner Drive Shelby AL 35143 (hereinafter "Grantor", whether one or more), by **Christopher M. Collier and Tonja S. Collier**, whose address is , (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 **Christopher M. Collier and Tonja S. Collier, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is **30 2nd Avenue, Sterrett, AL 35147** to-wit:

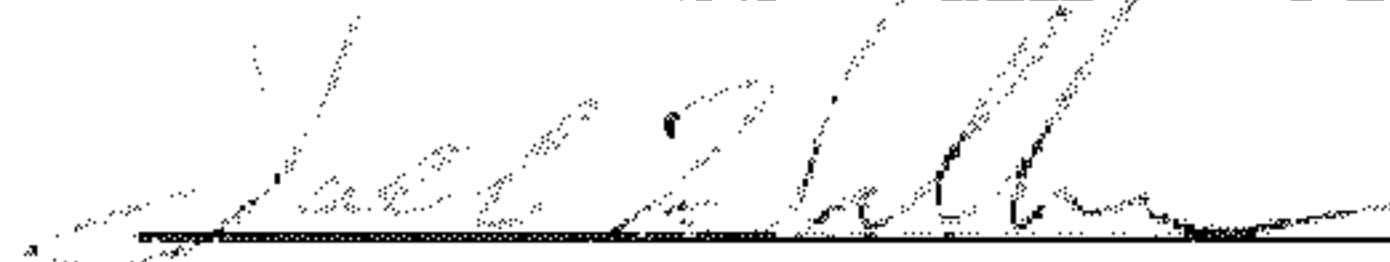
Lots 6, 7 and 8, Block 1, according to the survey of Legion Heights, recorded in Map Book 3, Page 70, in the Probate Office of Shelby County, Alabama.

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.

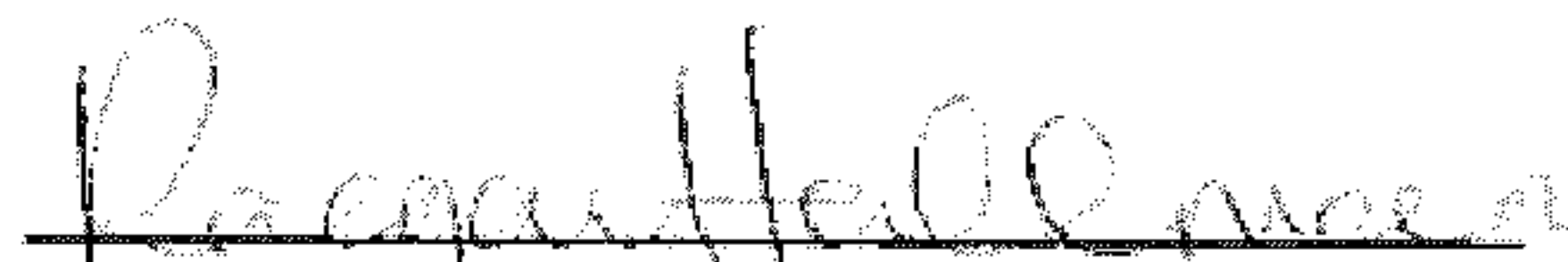
Subject to a third-party mortgage in the amount of \$235,554.00 executed and recorded simultaneously herewith.

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 27th day of September, 2023.



Jacob Hallman



Raegan Hallman

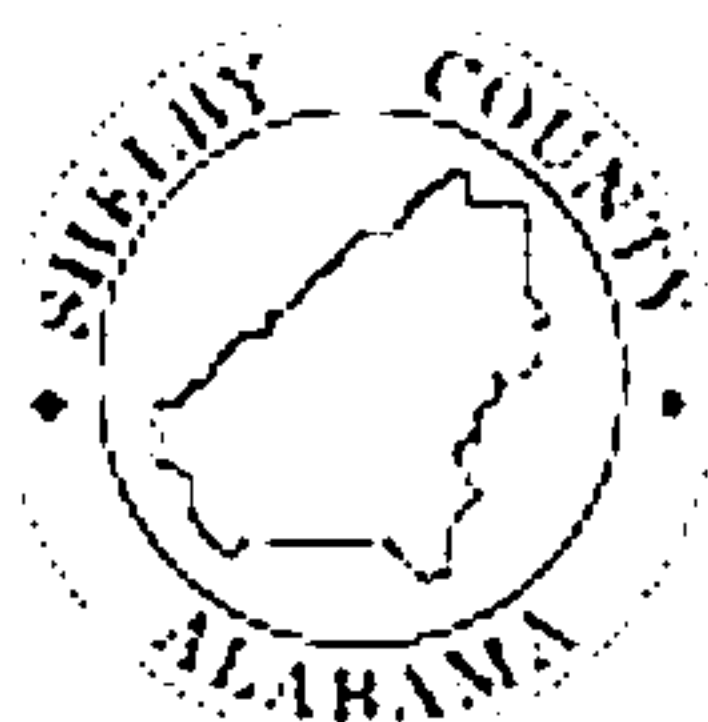
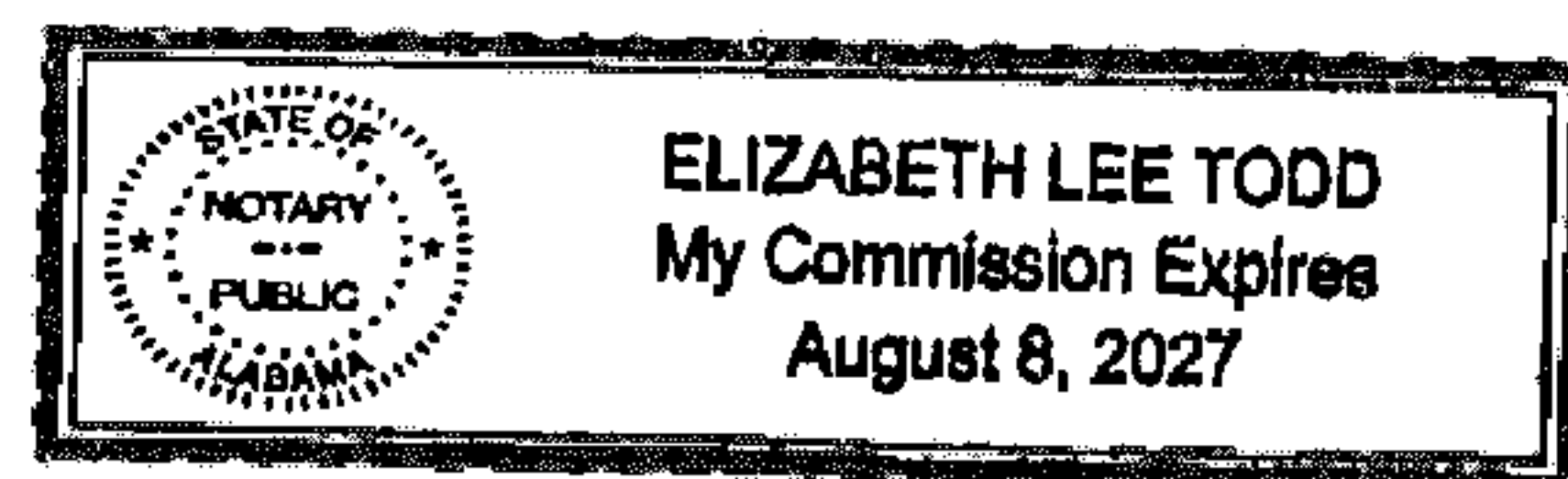
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jacob Hallman and Raegan Hallman 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 27th day of September, 2023.

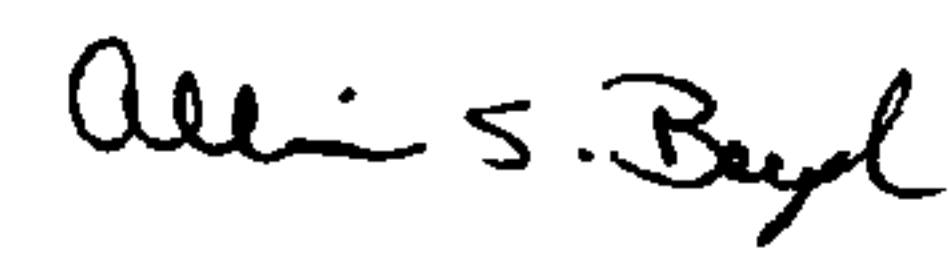


Notary Public
My Commission Expires: 08/08/2027



File No.: CHL-23-5441

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2023 02:19:56 PM
\$29.50 BRITTANI
20230928000290790


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