

SEND TAX NOTICE TO:

Mark D. Schlosser and Robin G. Schlosser
575 Amanda Lane
Shelby, AL 35143

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 EIGHTY THOUSAND AND 00/100 (\$280,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William H. Hinton and Brenda Hinton, a married couple**, whose address is 660 Railroad Avenue, Hayden, AL 35079, (hereinafter "Grantor", whether one or more), by **Mark D. Schlosser and Robin G. Schlosser**, whose address is 575 Amanda Lane, Shelby, AL 35143, (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 **Mark D. Schlosser and Robin G. Schlosser, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **575 Amanda Lane, Shelby, AL 35143 to-wit:**

Commence at the Southwest corner of Section 26, Township 24 North, Range 15 East, Shelby County, Alabama; thence East along South boundary of said section for 923.14 feet to a point; thence turn 85 degrees 15 minutes left and run a distance of 421 feet to a point; thence turn 30 degrees left and run a distance of 110 feet to the point of beginning; thence continue along last said course a distance of 100.00 feet; thence turn an angle of 90 degrees to the left and run a distance of 265.13 feet to a point on the 397 contour line of Lay Lake; thence turn an angle to the left and run in a southeasterly direction along the 397 contour line for 105 feet, more or less, to a point that is 240 feet Southwest of and perpendicular to the point of beginning; thence turn an angle to the left and run parallel to the Northwesternly line of caption lands, a distance of 240.00 feet, more or less, to the point of beginning. Situated in 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.

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 2nd day of October, 2023.



William H. Hinton

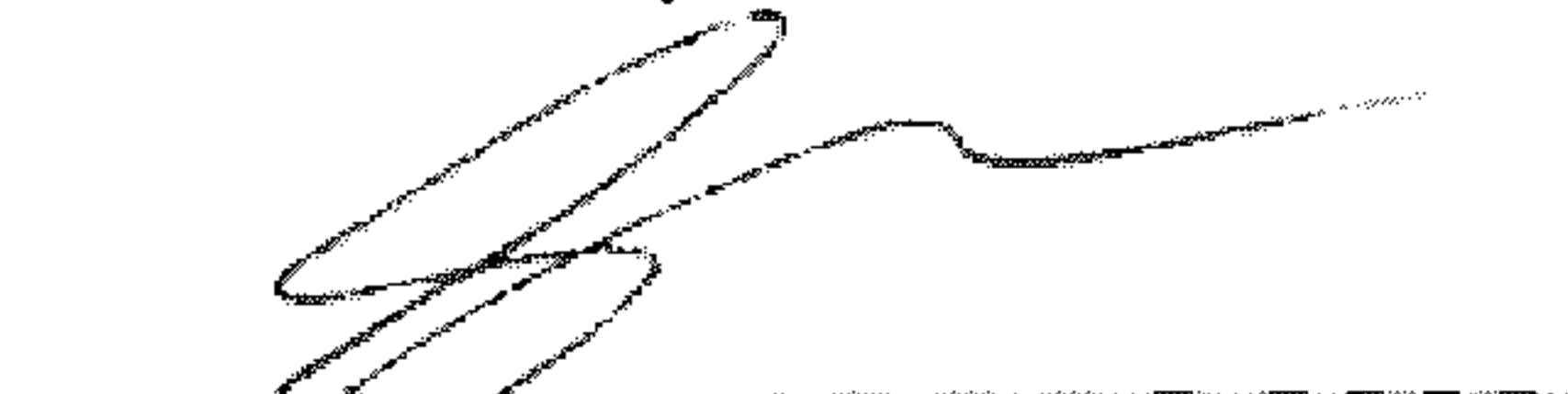


Brenda Hinton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William H. Hinton and Brenda Hinton 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 2nd day of October, 2023.



Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2023 01:06:53 PM
\$305.00 CHARITY
20231003000295590

