

Send Tax Notice to:
Charlie E. Hartman and Brandy M.
Hartman
1367 Butler Road
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-13380**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Sarah Kristina Howse, Also Known As Kristina Howse, a single woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

25 Hunter Trl., Pell City, AL 35128

by **Charlie E. Hartman and Brandy M. Hartman (herein referred to as "Grantee," whether one or more)**, whose mailing address is

398 Knightsbridge, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1367 Butler Road, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$420,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 27 day of October 2023.


Sarah Kristina Howse

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sarah Kristina Howse 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 27 day of October, 2023.


Notary Public
My Commission Expires: 05/02/2026

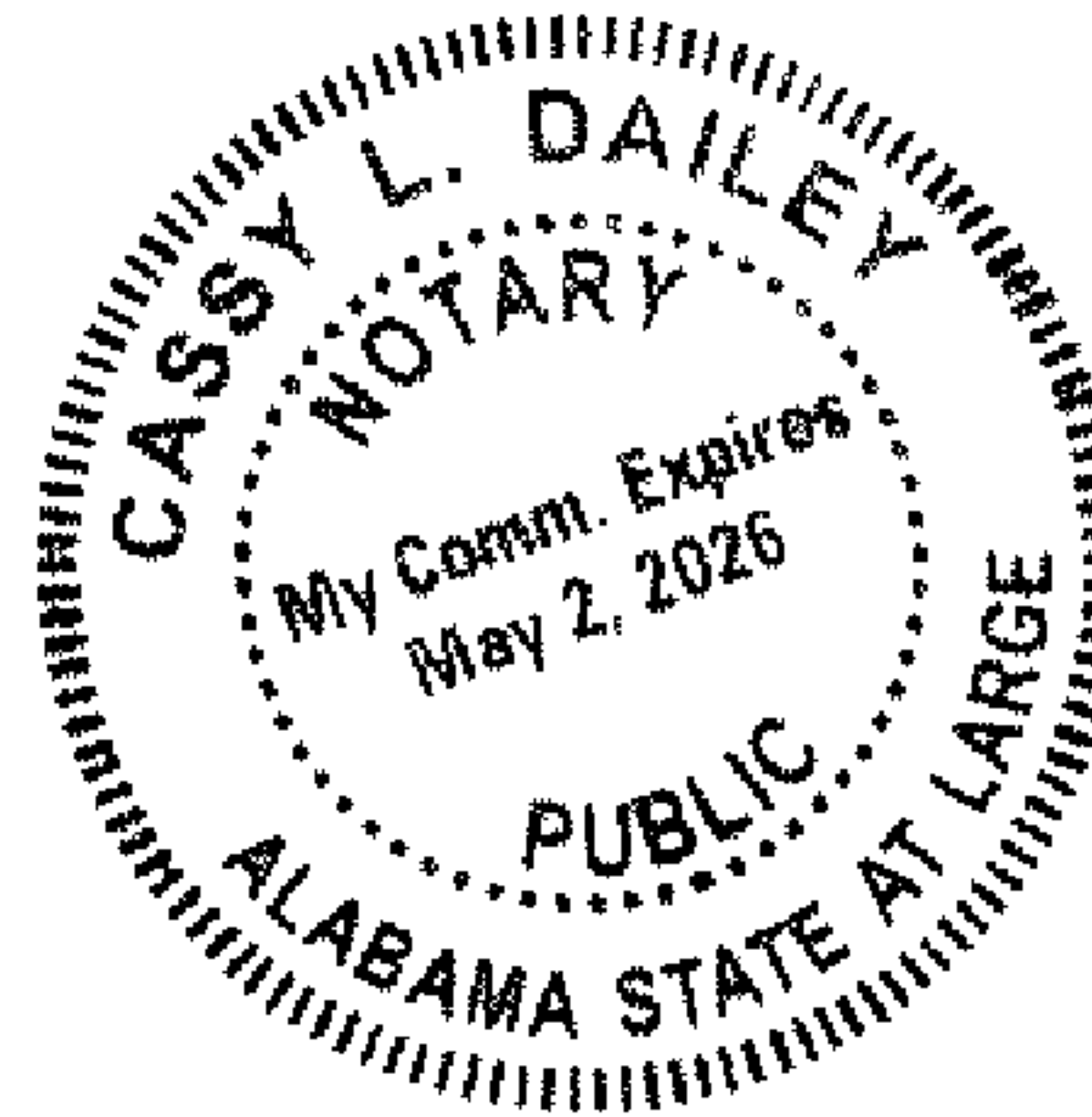
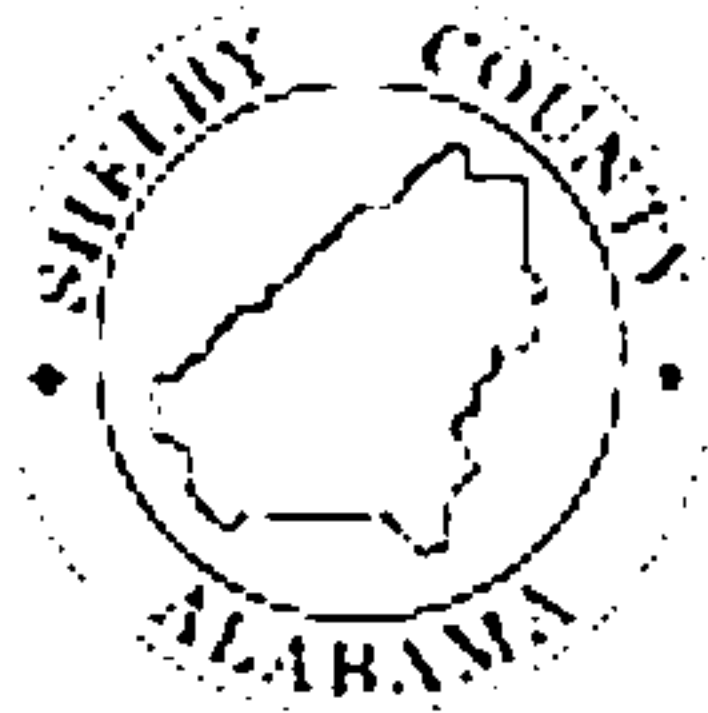


EXHIBIT A

Property 1:

The following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in part in the NE 1/4 of the NW 1/4 and part in the NW 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 22 and go South 89°55'04" East along the North boundary of said 1/4-1/4 Section for 1212.58 feet; thence South 29°38'50" West for 70.00 feet to the point of beginning; thence continue along previous course for 220.60 feet; thence South 47°58'00" East for 591.40 feet to a point on a curve on the Northerly boundary of Highway No. 12, said curve having a central angle of 04° 14'32" and a radius of 2912.00 feet; thence Northeasterly along said curve for 215.60 feet; thence North 47° 56'30" West for 651.39 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2023 10:08:01 AM
\$33.00 PAYGE
20231102000321860

Alex S. Bayl