

SEND TAX NOTICE TO:

Matthew Lee Thacker and Mistie Rashae Martin
319 Polo Court
Chelsea, AL 35043

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 SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$269,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Monica Stewart, a married woman, Ginger Gail Redmill, a single woman, and Adrienne Robinson, a married woman**, whose address is 309 Liberty Ct, Chelsea AL 35043, (hereinafter "Grantor", whether one or more), by **Matthew Lee Thacker and Mistie Rashae Martin**, whose address is 319 Polo Court, Chelsea, AL 35043, (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 **Matthew Lee Thacker and Mistie Rashae Martin, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 319 Polo Court, Chelsea, AL 35043 to-wit:**

Lot 146, according to the Survey of Polo Crossings, Sector I, as recorded in Map Book 39, page 41 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 \$265,010.00 executed and recorded simultaneously herewith.

The subject property does not constitute the homestead of the grantors nor their spouses.

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 5th day of February, 2024.

Monica Stewart
Monica Stewart

Ginger Gail Redmill
Ginger Gail Redmill

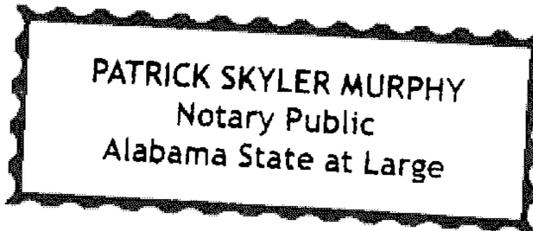
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Monica Stewart, Ginger Gail Redmill 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 5th day of February, 2024.

[Signature]
Notary Public

My Commission Expires: 03-25-26



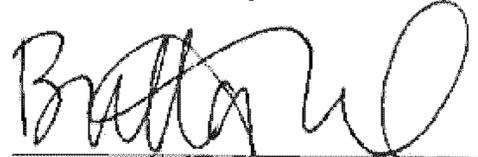
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of February, 2024.


Adrienne Robinson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Adrienne Robinson 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 5th day of February, 2024.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2024 09:39:10 AM
\$34.00 PAYGE
20240213000036070

Alvin S. Boyd