

Send Tax Notice to:  
Hunter Solberg and Hannah Solberg  
581 Matador Dr.  
Chelsea, AL 35043

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-24-681**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00)** 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

**Donald L. Abbott, an unmarried man (herein referred to as "Grantor," whether one or more),** whose mailing address is

547 Willow Branch Circle, Chelsea, AL 35043

by **Hunter Solberg and Hannah Solberg (herein referred to as "Grantee," whether one or more),** whose mailing address is

581 Matador Drive, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **581 Matador Drive, Chelsea, AL 35043**, 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.

**\$373,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

**Donald L. Abbott is the surviving Grantee of that certain deed filed at Instrument No. 1994-11022; Florence J. Abbott is deceased, having died on or about April 17, 2023.**

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 04 day of March, 2024

Donald L. Abbott by Scott Olen Abbott  
Donald L. Abbott by Scott Olen Abbott, as Agent

State of Alabama  
County of Shelby

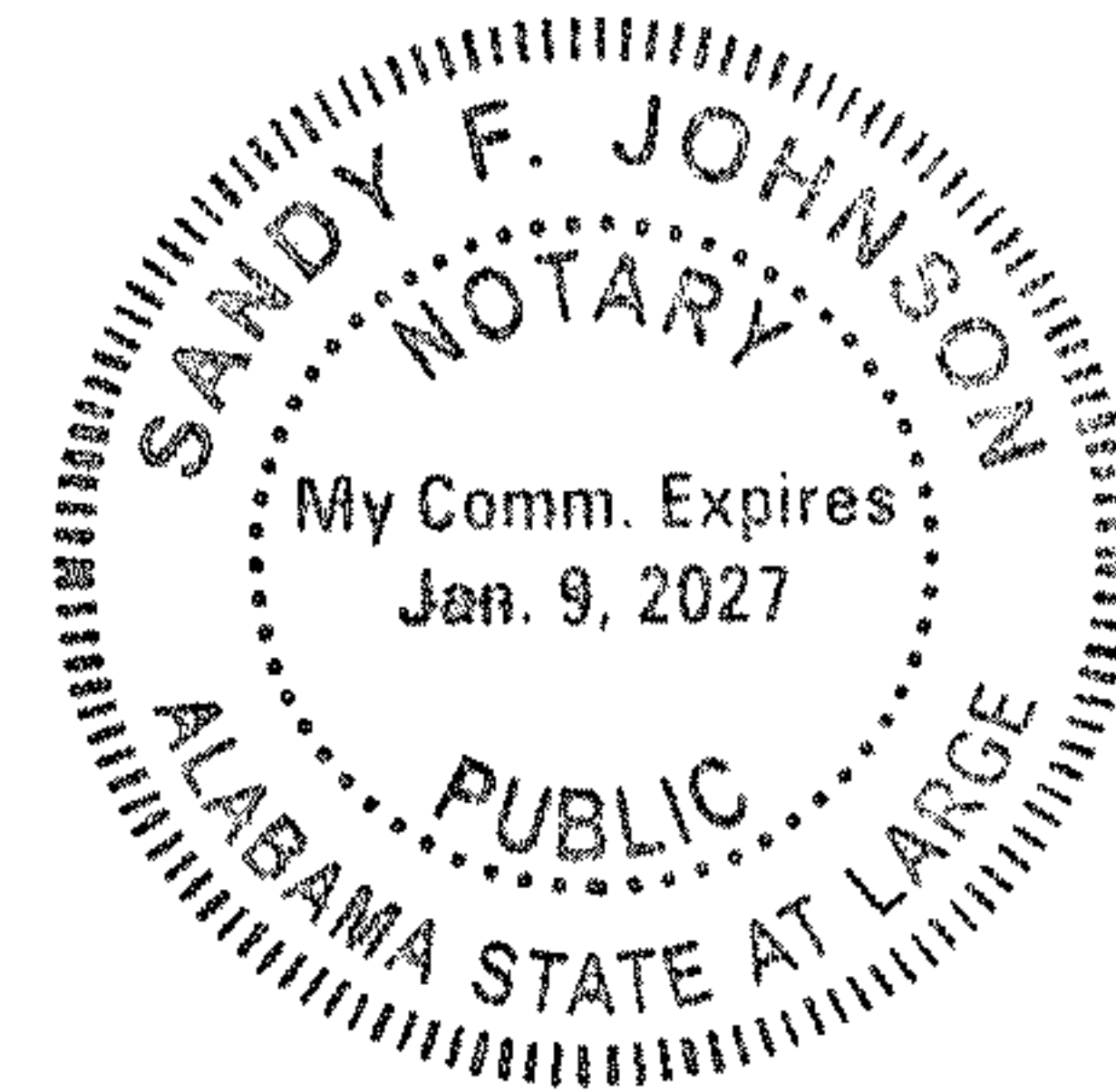
I, Sandy F. Johnson, a Notary Public, hereby certify that **Scott Olen Abbott**, whose name(s) is signed as Agent and Attorney in Fact for **Donald L. Abbott** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such agent and Attorney in Fact, executed the same voluntarily on the day the same bears date, for and as the act of said Principal.

Given under my hand this 04 day of March, A. D. 2024.

Sandy F. Johnson  
Notary Public

Sandy F. Johnson  
Printed Name

My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

Lot 42, according to the Survey of High Chaparral, Sector B, as recorded in Map Book 16, Page 69 A, B, and C, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/05/2024 10:50:33 AM**  
**\$69.50 JOANN**  
**20240305000059830**

*Allen S. Bayl*