

SEND TAX NOTICE TO:

Davis Graham Hammett and Abby Nicole Hammett
123 Cove Ln.
Pelham, AL 35124

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 **THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$360,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert Luke Walker Schwarz and Tierney Kate Bell Schwarz, husband and wife**, whose address is 154 Albert Reeves Road, Lucedale, MS 39452, (hereinafter "Grantor", whether one or more), by **Davis Graham Hammett and Abby Nicole Hammett**, whose address is 2250 Dusty Lane, Mount Olive, AL 35117, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 123 Cove Ln., Pelham, AL 35124**, to-wit:

Lot 2871, according to the Survey of Weatherly Highlands, The Cove, Sector 28, Phase I, as recorded in Map Book 27, Page 99, 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 \$335,775.00 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 5th day of March, 2024.

Robert Luke Walker Schwarz by Tierney Kate Bell Schwarz, Attorney in Fact.
Robert Luke Walker Schwarz by Tierney Kate Bell Schwarz, his Attorney-In-Fact

Tierney Kate Bell Schwarz
Tierney Kate Bell Schwarz

STATE OF ALABAMA
COUNTY OF JEFFERSON

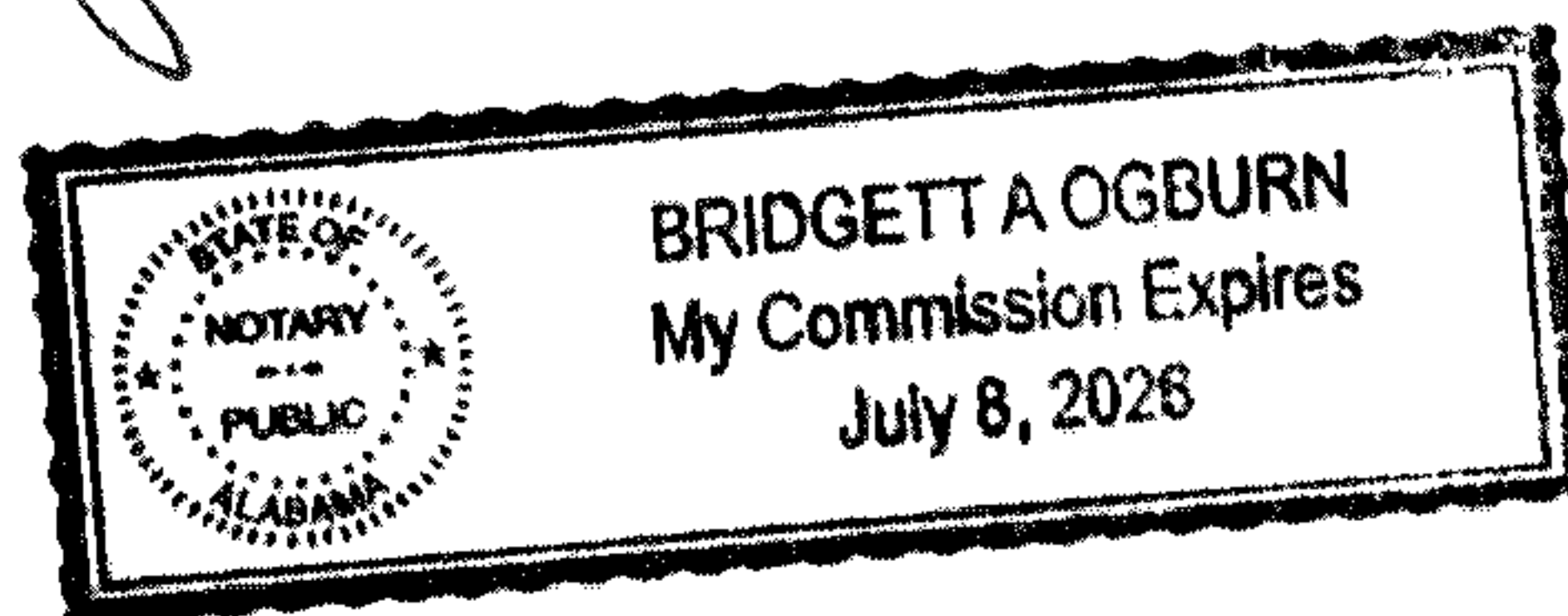
I, the undersigned Notary Public in and for said County and State, hereby certify that Tierney Kate Bell Schwarz, as Attorney-In-Fact for Robert Luke Walker Schwarz and Tierney Kate Bell Schwarz, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, individually and in her capacity and with full authority, as Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2024.

Bridgett A Ogburn

Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2024 12:17:10 PM
\$49.50 PAYGE
20240306000061320

Allie S. Bayal