

SEND TAX NOTICE TO:

Jon Sullivan Sumner and McKenzie P. Sumner
44 Highway 337
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 **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$395,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brett Hall and Shirley I. Hall, a married couple**, whose address is 9215 Bear Creek Road, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Jon Sullivan Sumner and McKenzie P. Sumner**, whose address is 44 Highway 337, 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 **Jon Sullivan Sumner and McKenzie P. Sumner, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 44 Highway 337, Chelsea, AL 35043 to-wit:**

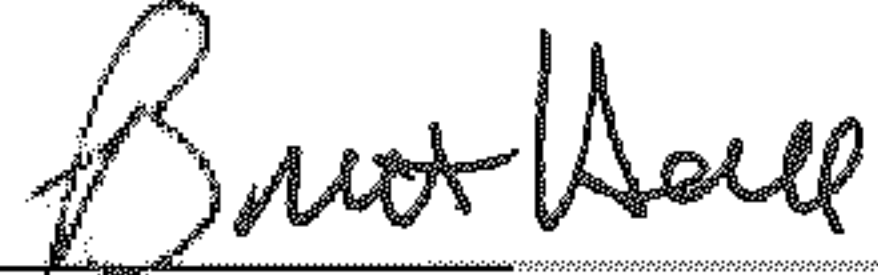
Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West; thence run East along the South line of said 1/4 - 1/4 section a distance of 42.78 feet to the point of beginning; thence turn an angle of 91 deg. 27 min. 03 sec. to the left and run a distance of 87.23 feet to the South R.O.W. line of a paved county Hwy; thence turn angle of 59 deg. 44 min. 40 sec. to the right and run along said R.O.W. line a distance of 398.50 feet; thence turn an angle of 3 deg. 32 min. 21 sec. to the left and run along said R.O.W. a distance of 219.77 feet to the West R.O.W. line of a county unpaved road; thence turn an angle of 126 deg. 30 min. 34 sec. to the right and run along the West line of said county unpaved road a distance of 423.57 feet to the South line of the SE 1/4 of the NW 1/4; thence turn an angle of 88 deg. 44 min. 10 sec. to the right and run West along the South line of said 1/4 - 1/4 section a distance of 506.96 feet to the point of beginning. Situated in the SE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, 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 \$387,845.00 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 14th day of March, 2024.



Brett Hall



Shirley I. Hall

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brett Hall and Shirley I. Hall 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 14th day of March, 2024.


Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2024 01:04:25 PM
\$32.50 JOANN
20240320000076140

