

SEND TAX NOTICE TO:
Barbara Lewis and Matthew Hall
101 Patriot Point Drive
Montevallo, AL 35115

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 **ONE HUNDRED NINETEEN THOUSAND AND 00/100 (\$119,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kari Salomaa and Martha Salomaa, husband and wife**, whose address is 1195 Sellers Hollow Rd, Dora, AL 35062 (hereinafter "Grantor", whether one or more), by **Barbara Lewis and Matthew Hall**, whose address is 101 Patriot Point Drive, Montevallo, AL 35115 (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, **Barbara Lewis and Matthew Hall, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 101 Patriot Point Drive, Montevallo, AL 35115 to-wit:**

Lot 1, according to the Final Plat Patriot Point, as recorded in Map Book 38, Page 93, in the Office of the Judge of Probate 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 first mortgage in the amount of \$115,430.00 and a third-party second mortgage in the amount of \$3,570.00, both 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 30th day of May, 2024.

Kari Salomaa

Kari Salomaa

Martha Salomaa

Martha Salomaa

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Kari Salomaa and Martha Salomaa** whose names 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, they executed the same voluntarily on the day the same bears date.

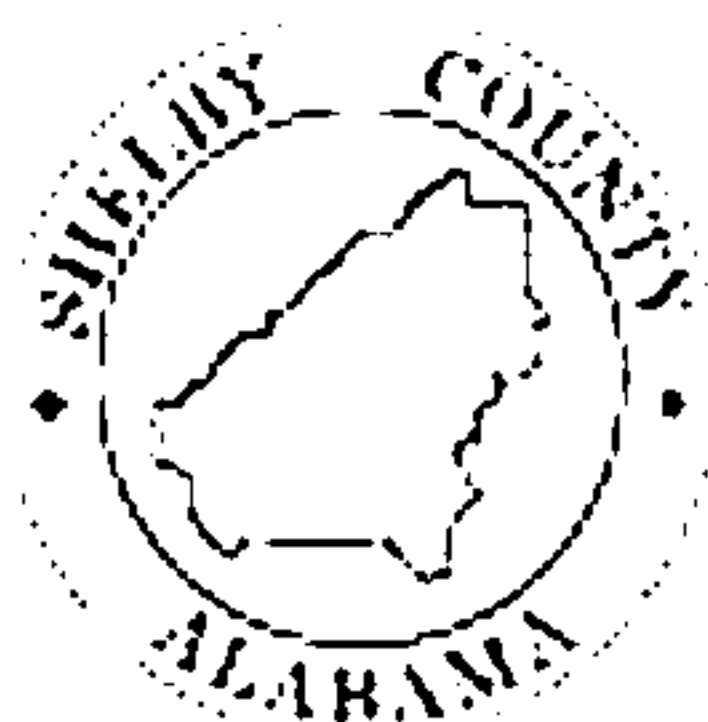
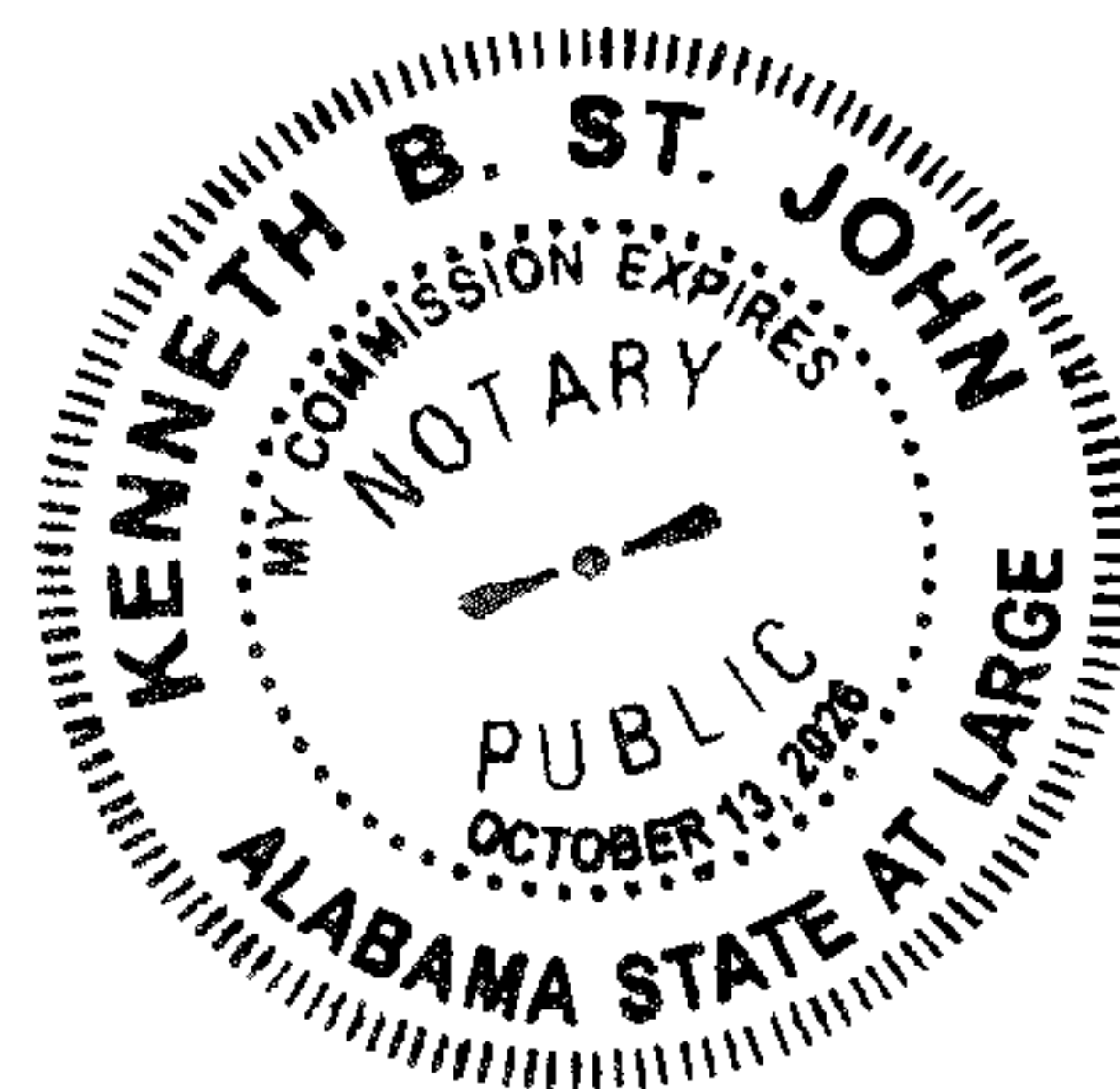
Given under my hand and official seal this 30th day of May, 2024.

[Signature]

Notary Public

Print Name: *Kenneth B. St. John*

My Commission Expires: *10/13/2026*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/31/2024 12:20:48 PM
\$26.00 JOANN
20240531000162180

Allie S. Bayl