

SEND TAX NOTICE TO:

Justin Hammond and Chelsy Hammond
6126 Valley Station Drive
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 FIFTY THOUSAND AND 00/100 (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brad Tedder, an unmarried man, and Valecia Tedder, an unmarried woman**, whose address is 3402 Canopy Trail, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Justin Hammond and Chelsy Hammond**, whose address is 6126 Valley Station Drive, Hoover, AL 35124 (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 **Justin Hammond and Chelsy Hammond, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 6126 Valley Station Drive, Hoover, AL 35124 to-wit:**

Lot 6, according to the Survey of Valley Station First Sector, as recorded in Map Book 7, Page 47, in the Probate Office of Shelby County, Alabama.

PARCEL ID #: 10-9-29-0-002-052.057

6126 Valley Station Drive, Hoover, AL 35124 is also known as 6126 Valley Station Drive, Pelham, AL 35124.

Brad Tedder is one and the same person as Bradley Keith Tedder.

Valecia Tedder is one and the same person as Valecia Elaine Tedder.

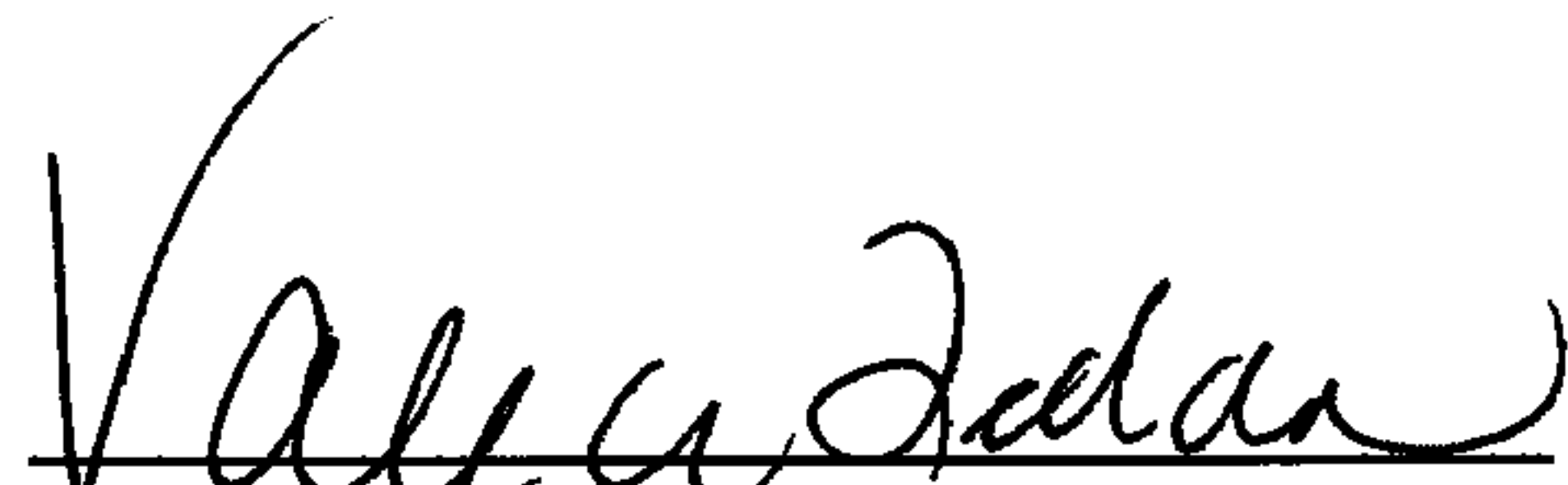
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$280,000.00 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 29th day of August, 2024.


Brad Tedder

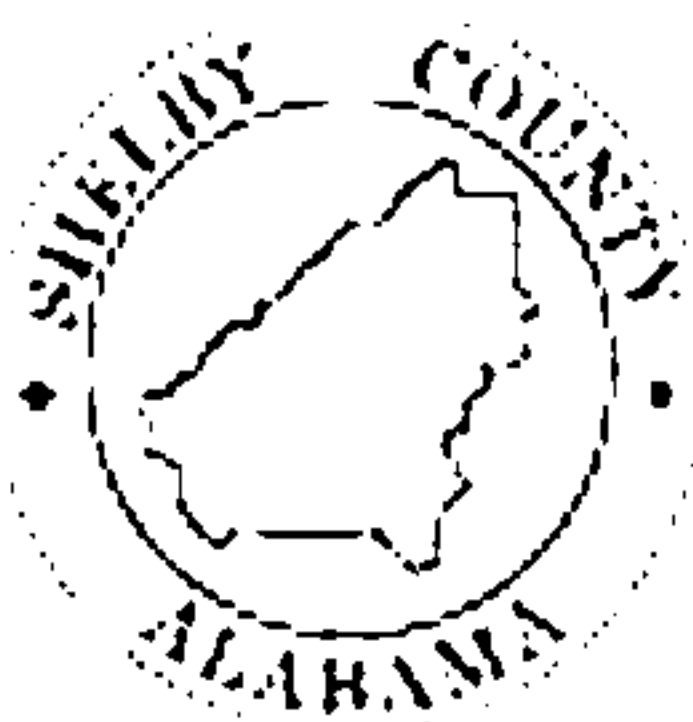
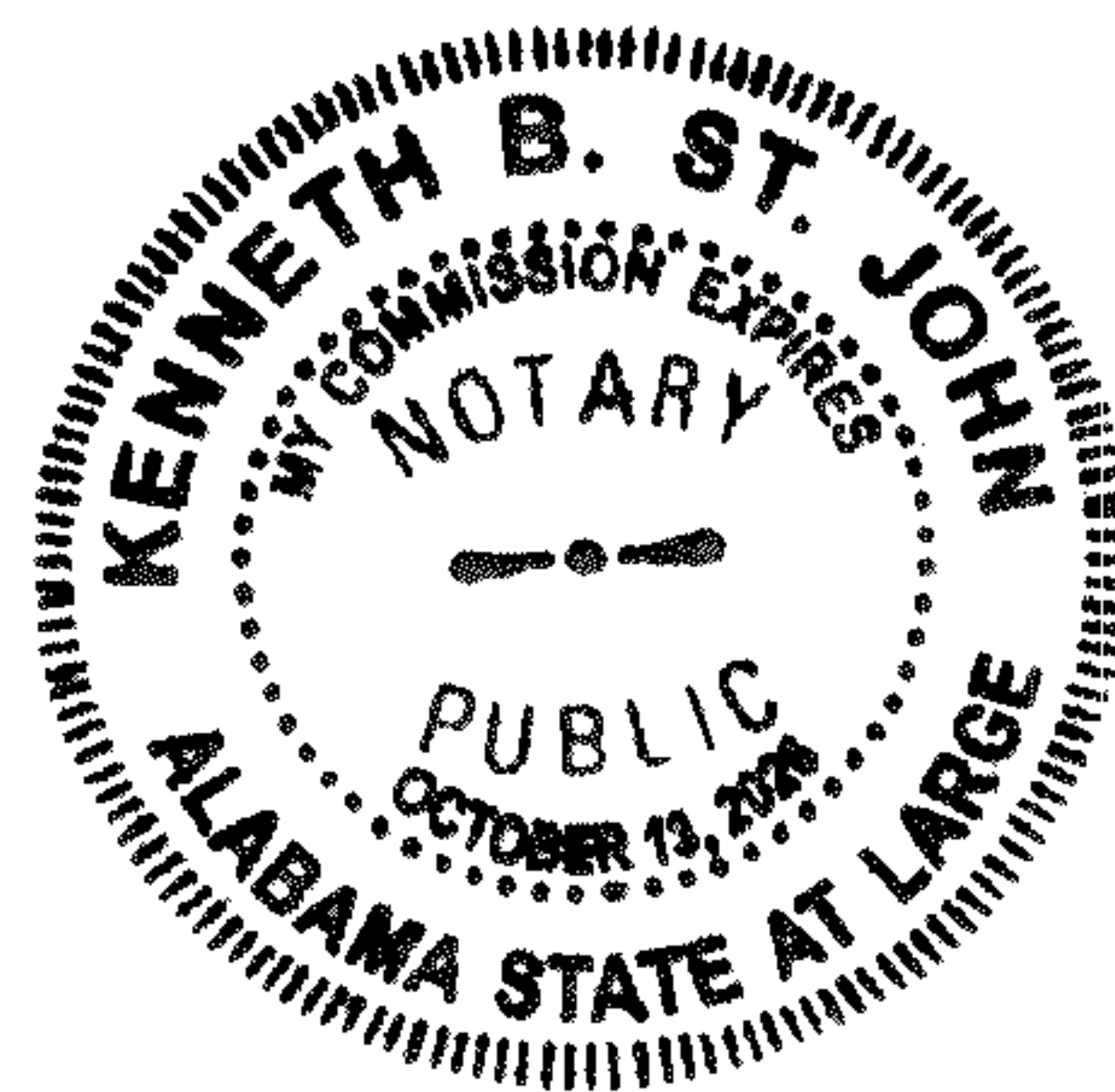

Valecia Tedder

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brad Tedder and Valecia Tedder 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 29th day of August, 2024.


 Notary Public: *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
 08/29/2024 11:14:17 AM
 \$97.00 PAYGE
 20240829000269840

Allen S. Bayl