

SEND TAX NOTICE TO:

Kelly Pullen Zeiger
4540 Lake Valley Dr.
Hoover, AL 35244

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 THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$334,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gary C. Wyatt, an unmarried man**, whose address is 1912 Tall Timbers Drive, Birmingham, AL 35226, (hereinafter "Grantor", whether one or more), by **Kelly Pullen Zeiger**, whose address is 4540 Lake Valley Dr., Hoover, AL 35244, (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 the following described real estate situated in Shelby County, Alabama, **the address of which is 4540 Lake Valley Dr., Hoover, AL 35244**, to-wit:

Lot 14, according to the Survey of Southlake Townhomes, as recorded in Map Book 12, Page 78, 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.

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 27th day of September, 2024.

Gary C. Wyatt by Jennifer Elisa Wyatt, his Attorney in Fact
Gary C. Wyatt by Jennifer Elisa Wyatt, his Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

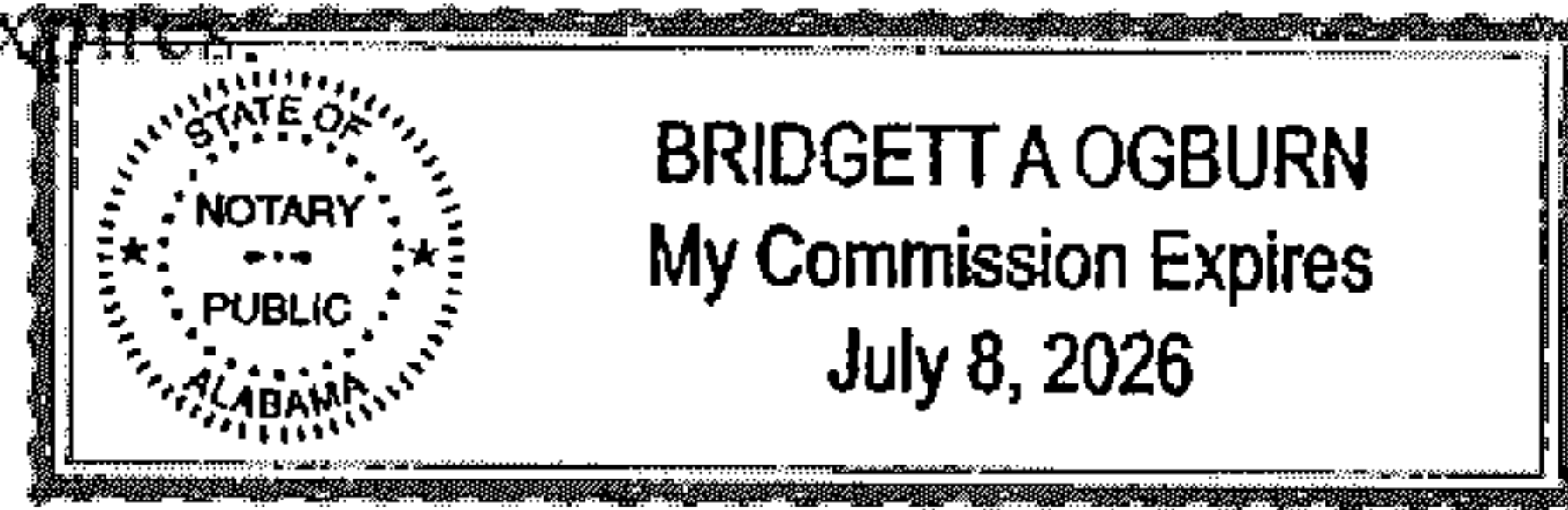
I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Elisa Wyatt, as Attorney-In-Fact for Gary C. Wyatt, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2024.

[Handwritten Signature]

Notary Public

My Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2024 02:17:10 PM
\$360.00 JOANN
20240927000302760

Allie S. Bayl