

Prepared By:
Waterfront Closing & Title, LLC
Matthew G. Garmon, Esq.
427 2nd Avenue Southwest
Cullman, AL 35055

Grantee's Address:
537 Chesser Reserve Way
Chelsca, AL 35043

Property Address:
537 Chesser Reserve Way
Chelsea, AL 35043

Grantor's Address:
3621 Robin Circle
Birmingham, AL 35242

Purchase Price \$325,250.00
Evidenced by Settlement Statement

Close Date: November 1, 2024

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Gerard Robert Younger and Kylie Younger, f/k/a Kylie Michelle McDonald, husband and wife** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Amanda Lee Hall** (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Chesser Reserve, Phase II, as recorded in Map Book 46, Page 20 in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise initiated.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

15th IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the day of November, 2024.

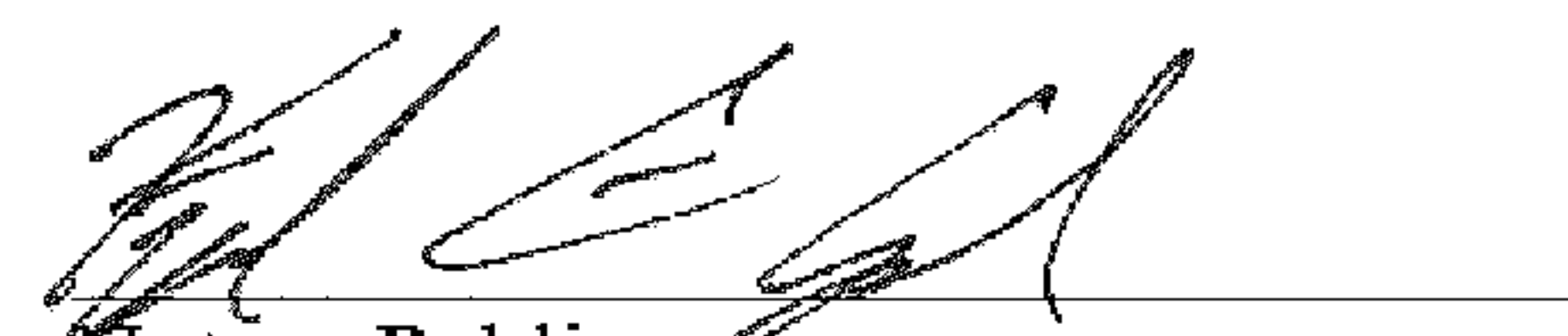

Gerard Robert Younger

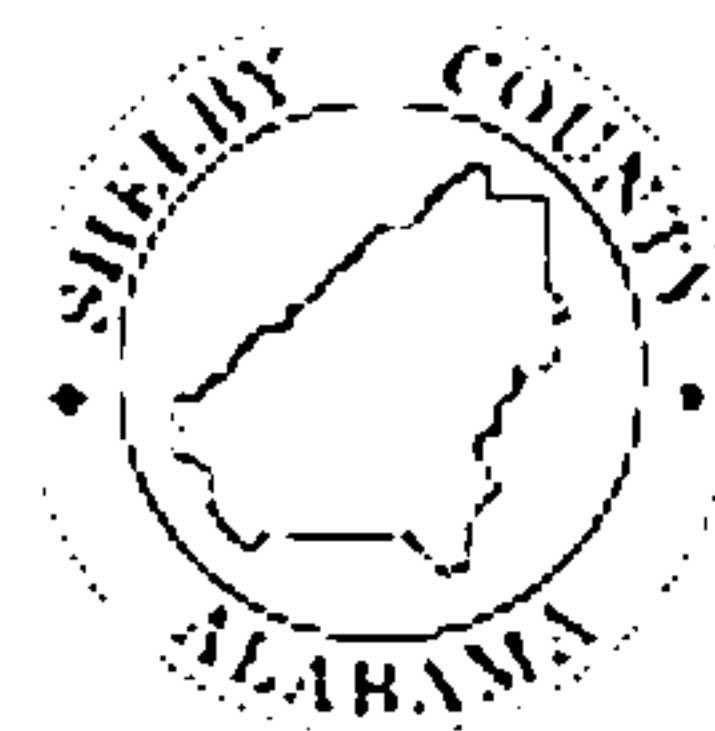
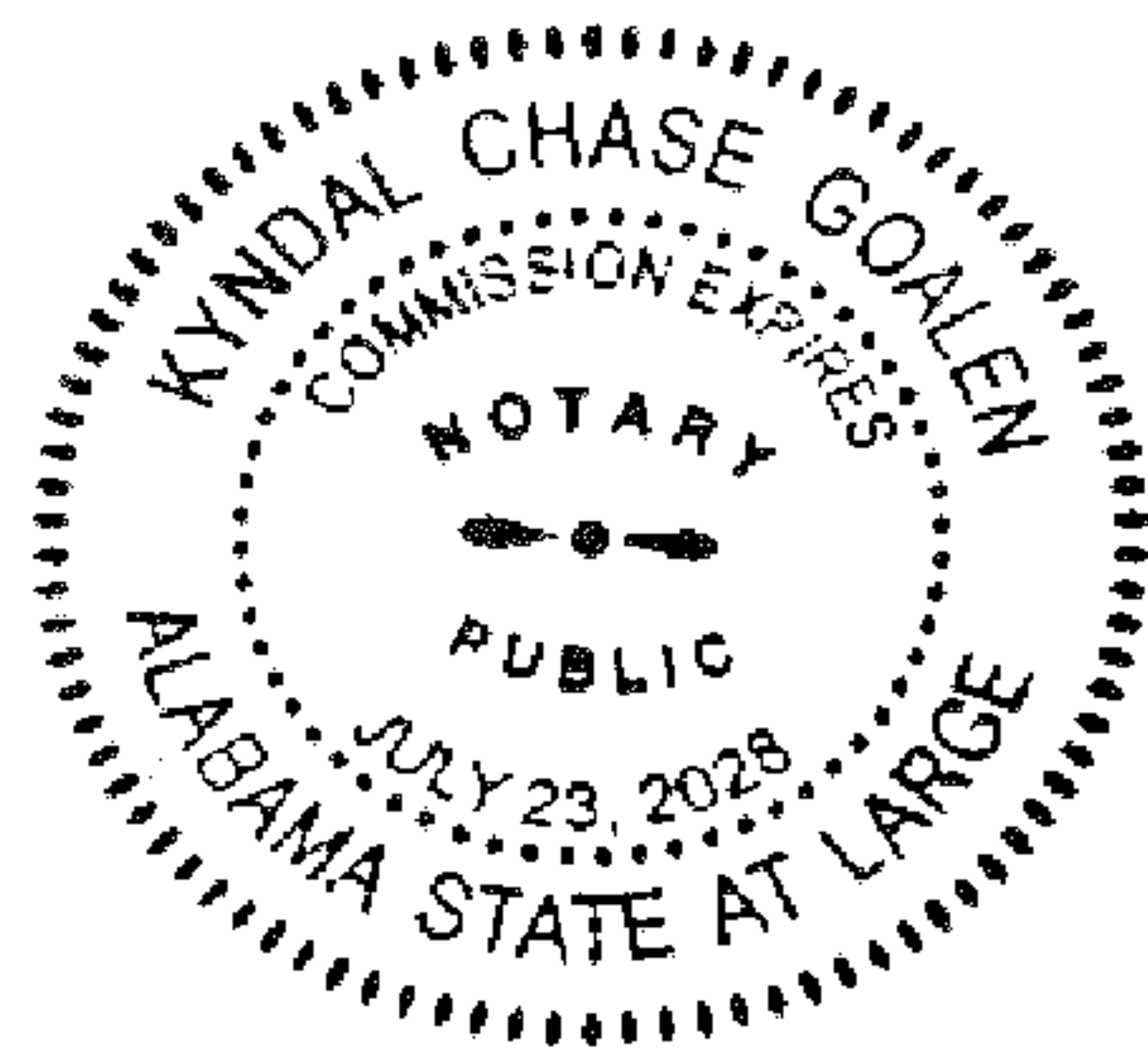

Kylie Younger, f/k/a Kylie Michelle McDonald

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Gerard Robert Younger and Kylie Younger, f/k/a Kylie Michelle McDonald**, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2024.


Notary Public
My Commission Expires: 7/23/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2024 02:51:53 PM
\$36.00 BRITTANI
20241101000341700

