

SEND TAX NOTICE TO:

Bradley W. McGlawn and Emily Ann Martin
1061 Chateau Drive
Helena, AL 35080

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 **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nolan Patrick Hayes and Brittany Hayes, husband and wife**, whose address is 1083 Flyway View Lane, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Bradley W. McGlawn and Emily Ann Martin**, whose address is 1061 Chateau Drive, Helena, AL 35080 (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, **Bradley W. McGlawn and Emily Ann Martin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1061 Chateau Drive, Helena, AL 35080 to-wit:**

Lot 37, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, page 7 in the Probate Office of Shelby County, Alabama.

Emily Ann Martin is one and the same person as Emily M. McGlawn.

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.

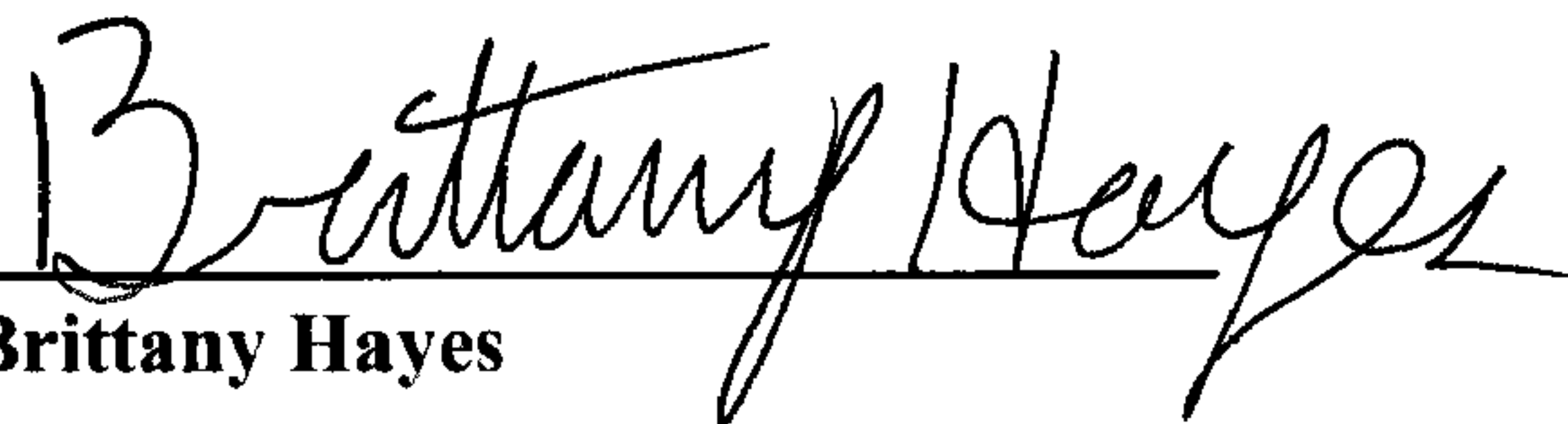
Subject to a third-party mortgage in the amount of \$257,050.00 executed and recorded simultaneously herewith.

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 3rd day of January, 2025.



Nolan Patrick Hayes



Brittany Hayes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Nolan Patrick Hayes and Brittany Hayes** 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 3rd day of January, 2025.

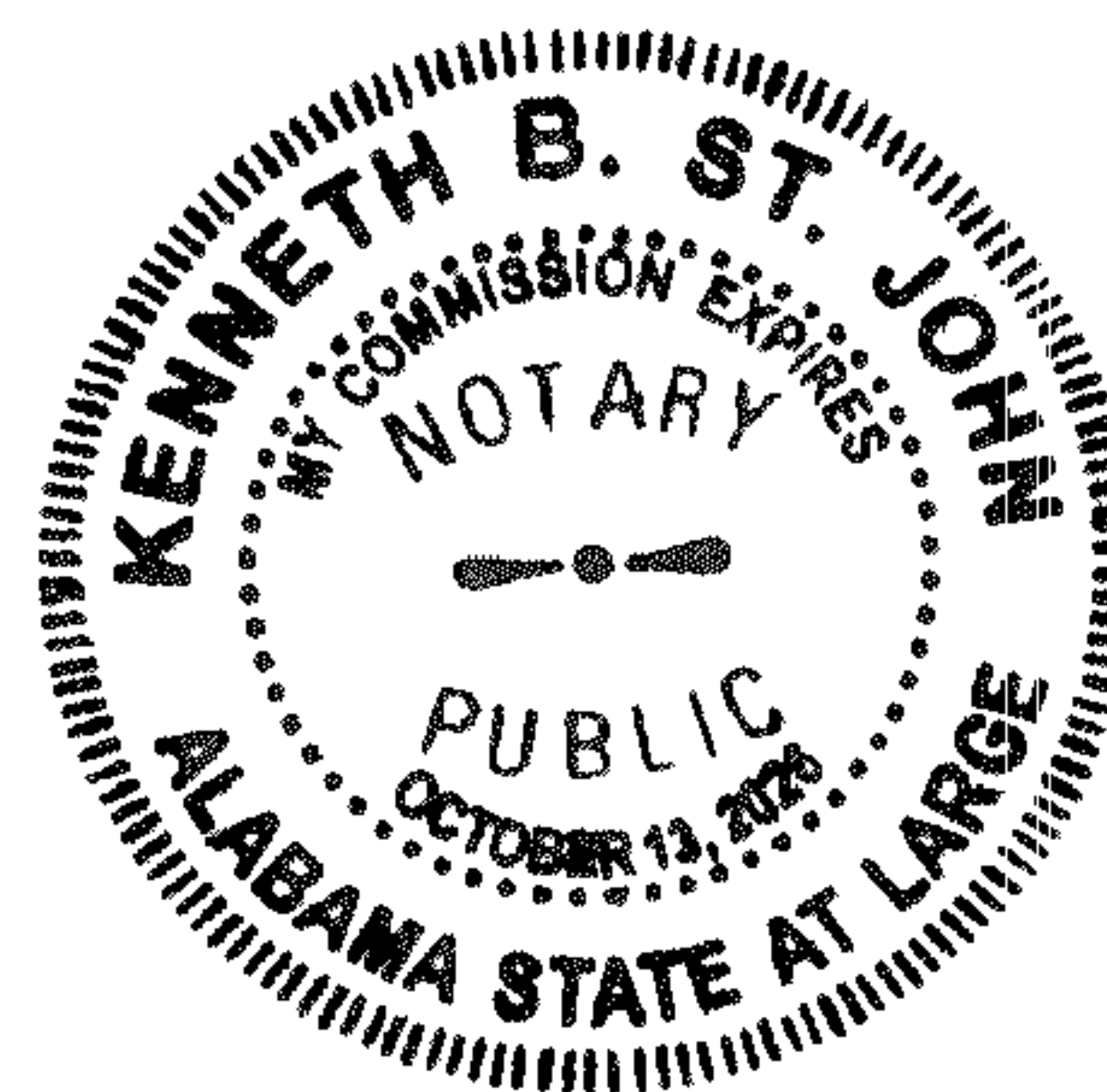


Notary Public

Print Name:

My Commission Expires:

Kenneth B St John
10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2025 11:19:51 AM
\$34.00 PAYGE
20250106000004810

Allie S. Beryl