

**SEND TAX NOTICE TO:**

Toni R. Hollins  
263 Cambrian Ridge Trail  
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 **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Elizabeth Rebecca Maziarz and Christian Edward Maziarz, wife and husband**, whose address is 1234 Tribe Trail, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Toni R. Hollins**, whose address is 263 Cambrian Ridge Trail, Pelham, 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, **Toni R. Hollins**, the following described real estate situated in Shelby County, Alabama, **the address of which is 263 Cambrian Ridge Trail, Pelham, AL 35124 to-wit:**

**Lot 22, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, 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.

Subject to a third-party mortgage in the amount of \$188,000.00 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 31st day of January, 2025.


  
Elizabeth Rebecca Maziarz

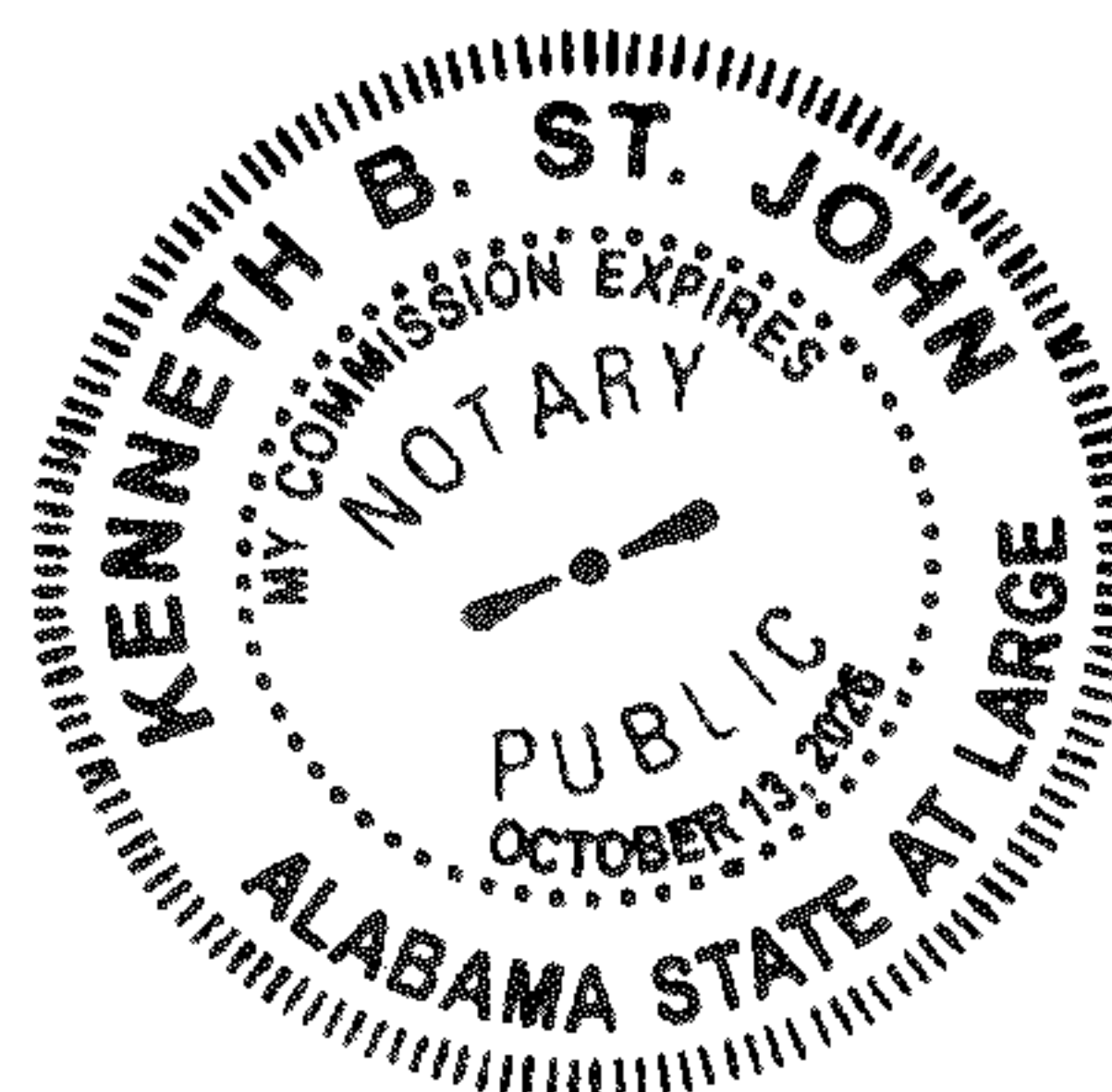
  
Christian Edward Maziarz

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Elizabeth Rebecca Maziarz and Christian Edward Maziarz** 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 31st day of January, 2025.

  
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  
01/31/2025 01:02:11 PM  
\$260.00 PAYGE  
20250131000031050

