

This Instrument was Prepared by:

Send Tax Notice To: David Welsh

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

424 Hamilton PL
Chelsea, AL 35043

File No.: S-25-30324

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighteen Thousand Dollars and No Cents (\$18,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Henry J. Hallman Living Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Welsh**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 12, Block 1, according to the survey of Parker's Subdivision, as recorded in Map Book 5, Page 27, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of Feb, 2025.

HENRY J. HALLMAN LIVING TRUST

Luann Johnson
Luann Johnson
Trustee

State of Kentucky
County of Jefferson

I, Simran Dodwani, a Notary Public in and for the said County in said State, hereby certify that Luann Johnson as Trustee of The Henry J. Hallman Living Trust, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 the 18 day of February, 2025.

Simran Dodwani
Notary Public, State of KY

My Commission Expires: 09/11/2028



