

Send Tax Notice to:
Michael A. Williams and Maronda
Williams
477 Ballantrae Rd,
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-1737**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$559,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **David D. Hammond and Gigi Gunter Hammond, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

29 Hawks View Drive, Leeds, AL 35094

by **Michael A. Williams and Maronda Williams (herein referred to as "Grantee," whether one or more)**, whose mailing address is

256 Stonecreek Way, Roanoke, VA 24019

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **477 Ballantrae Road, Pelham, AL 35124**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

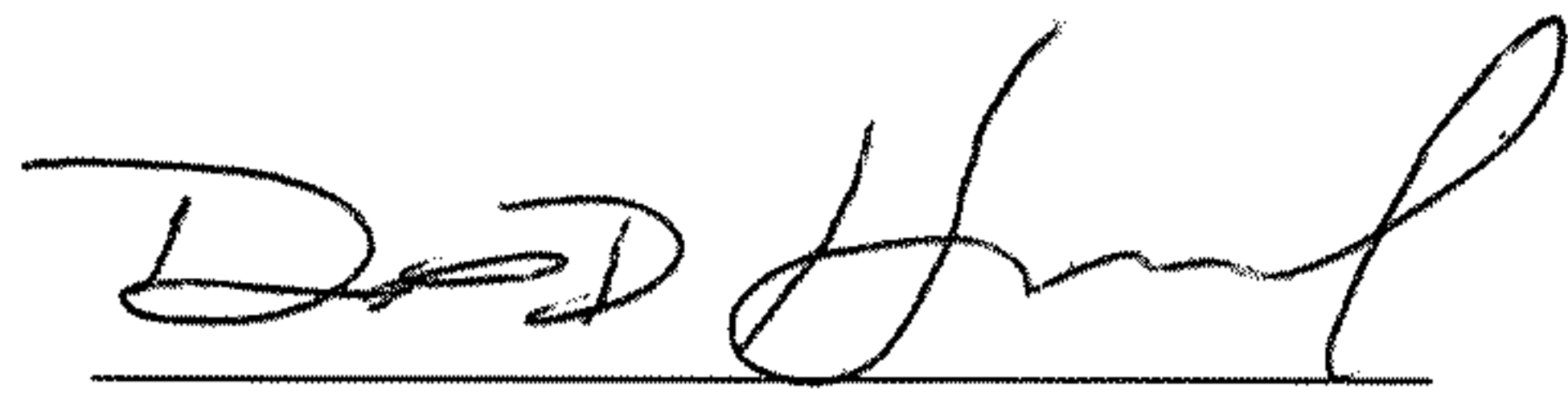
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 25 day of March, 2025.



David D. Hammond

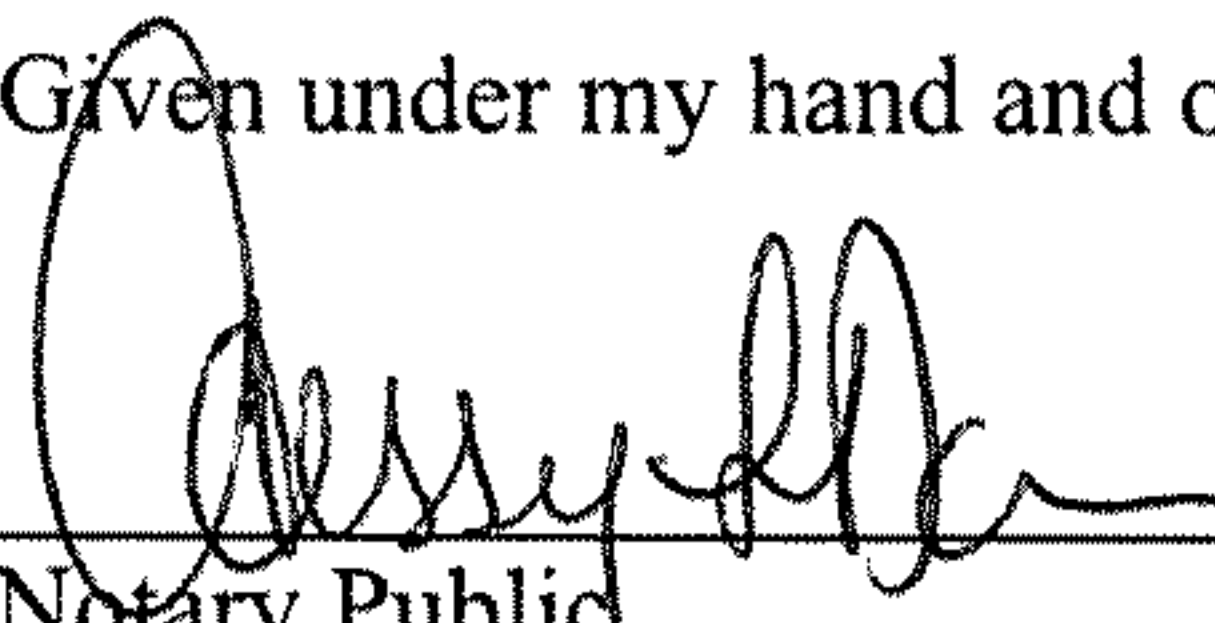


Gigi Gunter Hammond

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that David D. Hammond and Gigi Gunter Hammond 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of March, 2025.



Notary Public

My Commission Expires: 05/02/2026

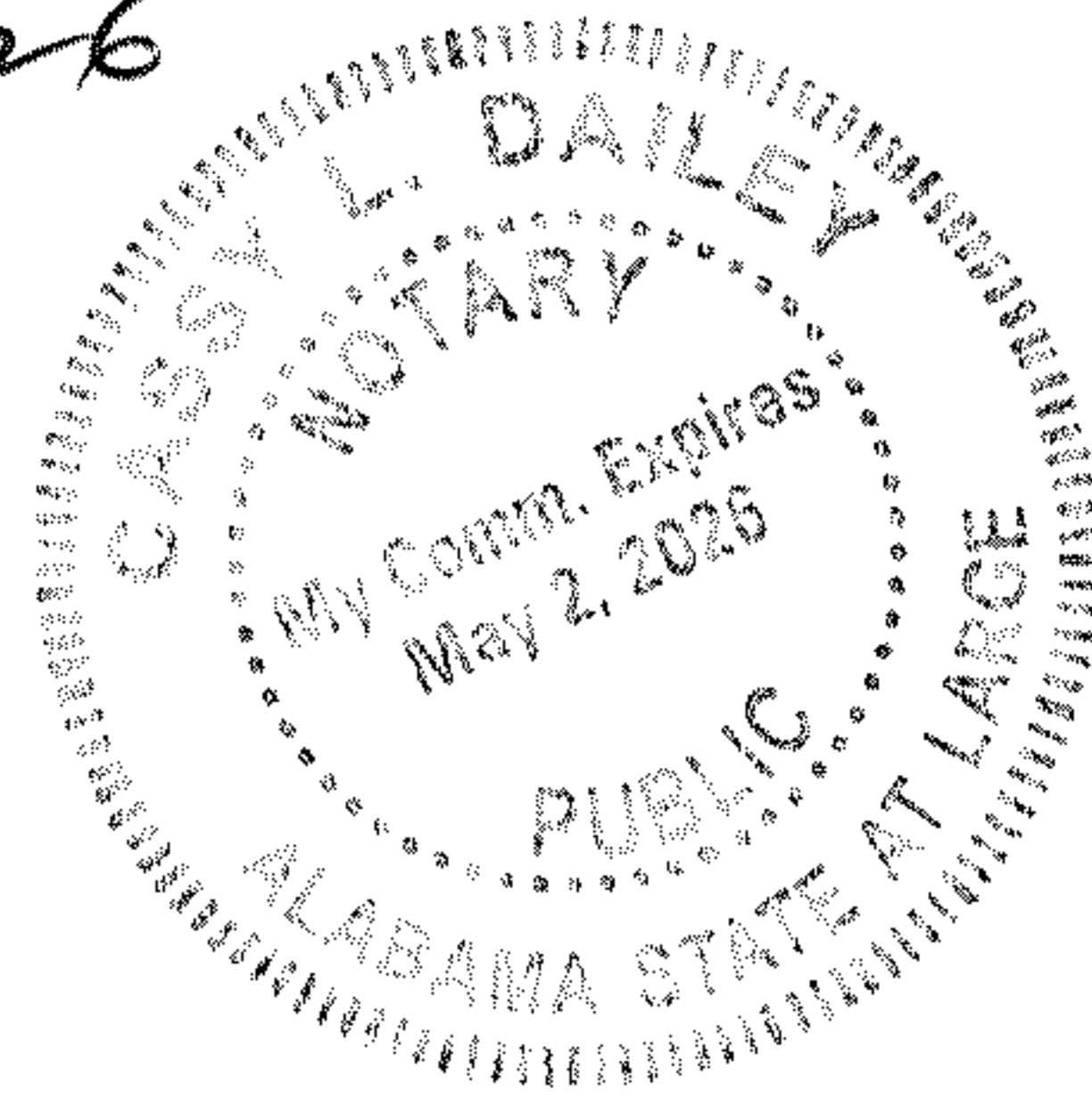


EXHIBIT A

Property 1:

Lot 2177, Kirkwall at Ballantrae Phase 4, as map appears of record in Plat Book 48, Page 54 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2025 01:34:49 PM
\$587.00 BRITTANI
20250326000091430

Allen S. Bayl