

**SEND TAX NOTICE TO:**

Tyler C. Clark  
56 Lancaster Court  
Calera, AL 35040

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 FIFTY SEVEN THOUSAND AND 00/100 (\$257,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hunter McCoy Properties, LLC, an Alabama Limited Liability Company**, whose address is 217 Meadowood Lane, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Tyler C. Clark**, whose address is 56 Lancaster Court Calera AL. 35040 (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 **Tyler C. Clark**, the following described real estate situated in Shelby County, Alabama, **the address of which is 56 Lancaster Court, Calera, AL 35040 to-wit:**

**Lot 10, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended by map recorded in Map Book 6, Page 70 in the Probate Office of Shelby County; being situated in 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 first mortgage in the amount of \$252,345.00 and a third-party second mortgage in the amount of \$8,995.00 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 March, 2025.

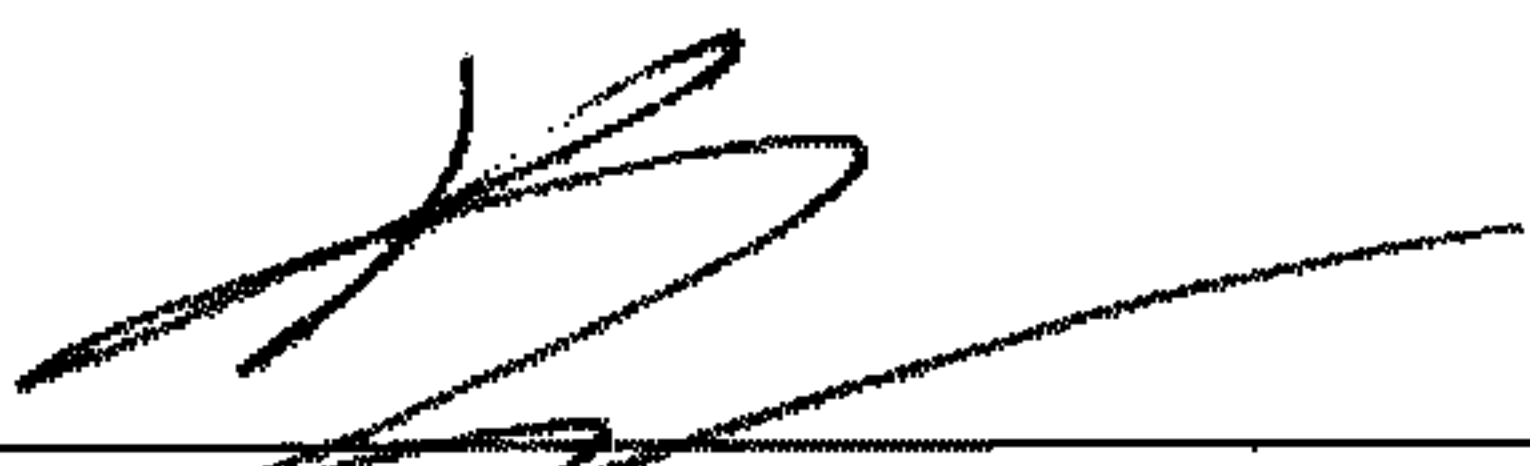
**Hunter McCoy Properties, LLC, an Alabama Limited Liability Company**

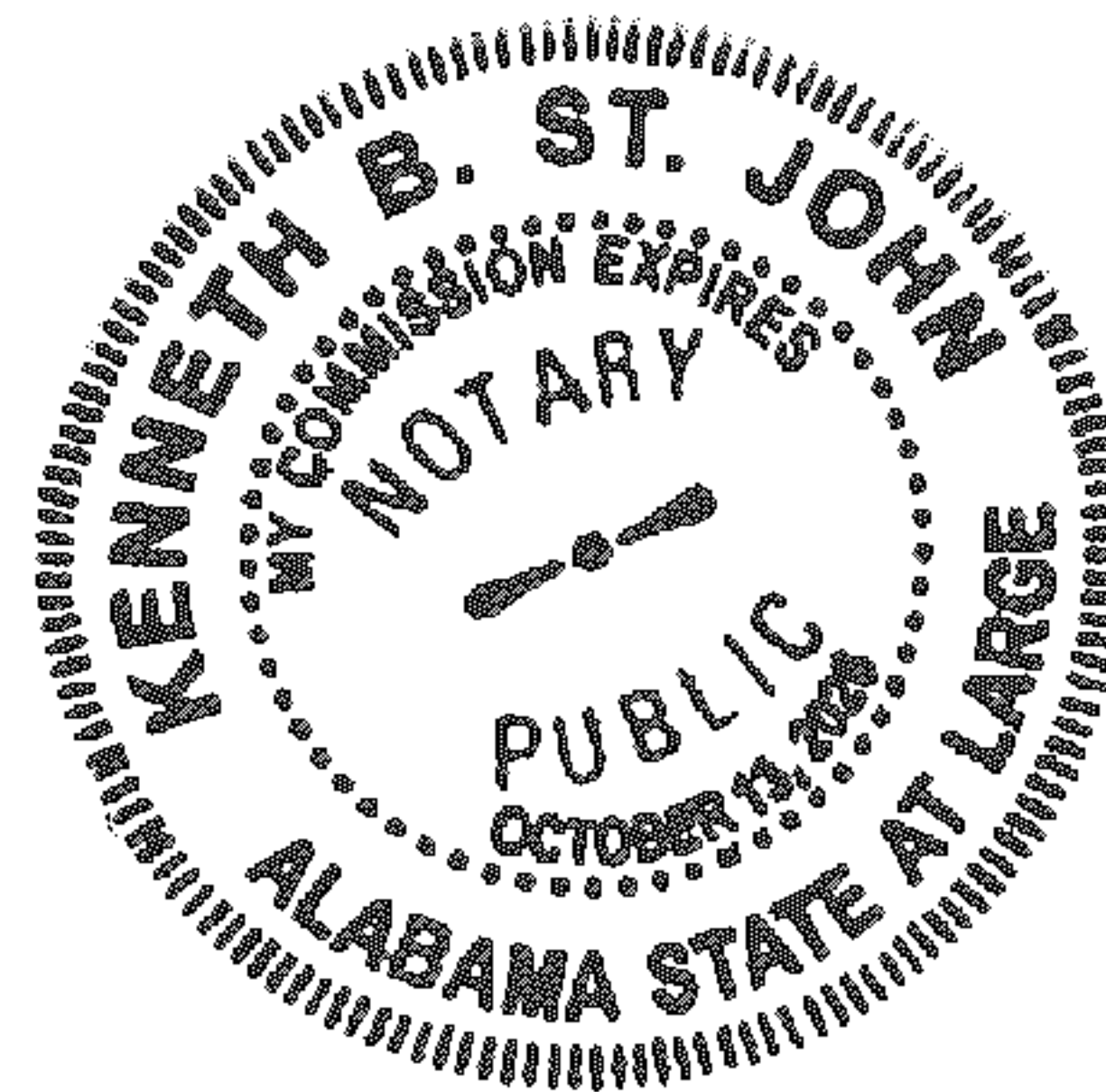
By:   
**Jeffrey W. Fulton, Member**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jeffrey W. Fulton, whose name as Member of Hunter McCoy Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 31st day of March, 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  
04/02/2025 08:09:10 AM  
\$26.00 JOANN  
20250402000096920

*Allen S. Bayl*