

SEND TAX NOTICE TO:

Tyler I. Hoppes and Emily Grace Hoppes
5543 Highway 55
Wilsonville, AL 35186

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 EIGHTY THOUSAND AND 00/100 (\$280,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jeffrey A. Kerstner and Debra A. Kerstner, a married couple**, whose address is 295 Alabama Ave, Thorsby, AL 35171, (hereinafter "Grantor", whether one or more), by **Tyler I. Hoppes and Emily Grace Hoppes, wife and husband**, whose address is 215 Birkdale Circle, 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 **Tyler I. Hoppes and Emily Grace Hoppes, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5543 Highway 55, Wilsonville, AL 35186 to-wit:**

That part of the North 105.00 feet of the South 939.06 feet of the North half of the Northeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama, that lies West of the West right of way of County Road 55. 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 mortgage in the amount of \$140,000.00 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 18th day of June, 2025.

Jeffrey A. Kerstner

Jeffrey A. Kerstner

Debra A. Kerstner

Debra A. Kerstner

STATE OF ALABAMA

COUNTY OF SHELBY

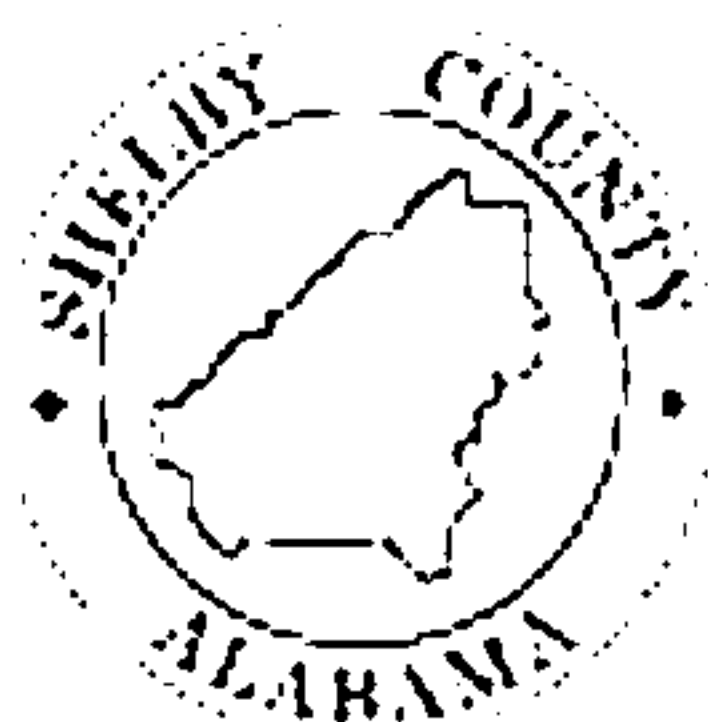
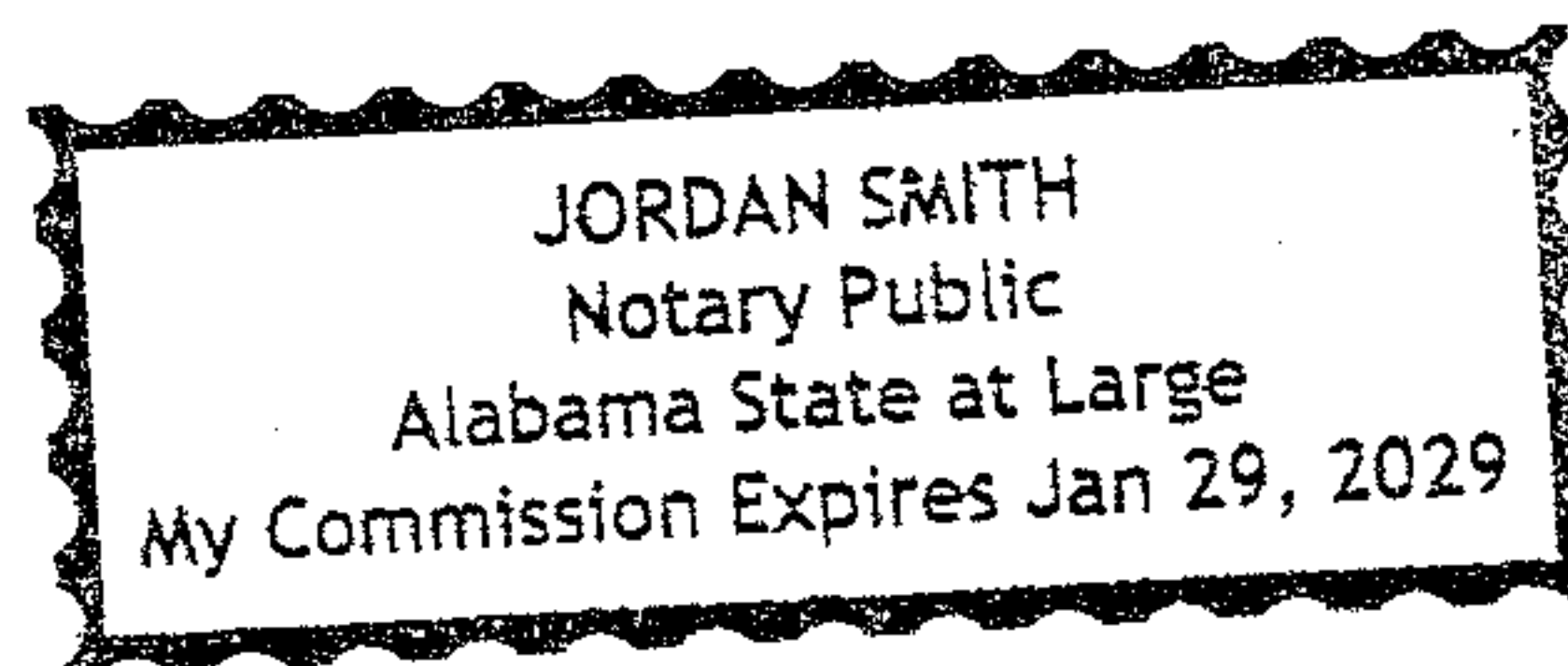
I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey A. Kerstner and Debra A. Kerstner whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2025.

[Signature]
Notary Public

My Commission Expires:

1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 08:11:45 AM
\$165.00 BRITTANI
20250702000200100

Alvin S. Bayl