

SEND TAX NOTICE TO:

Michael Eaton and Christopher Boettcher
55 Dunwar Drive
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 NINE THOUSAND AND 00/100 (\$259,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tammy Rae Stringfellow, an unmarried woman**, whose address is **123 White Stone Trail, Calera, AL 35040**, (hereinafter "Grantor", whether one or more), by **Michael Eaton and Christopher Boettcher**, whose address is **55 Dunwar Drive, 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 **Michael Eaton and Christopher Boettcher, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **55 Dunwar Drive, Calera, AL 35040 to-wit:**

Lots 7, 8 and 9, Block 1, according to the Map on file in the Office of the Judge of Probate of Shelby County, Alabama, known as Dunwar Estates Subdivision, recorded in Map Book 3, Page 154.

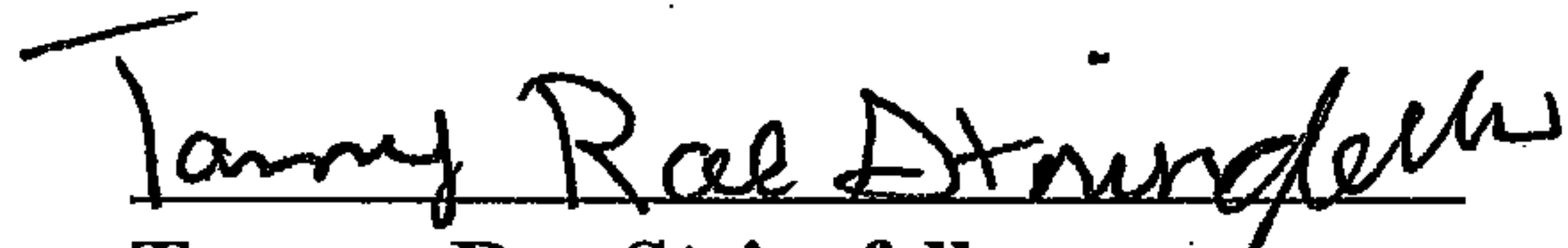
Tammy Rae Stringfellow is one and the same person as Tammy Simpson Stringfellow.

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 \$220,150.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, 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.

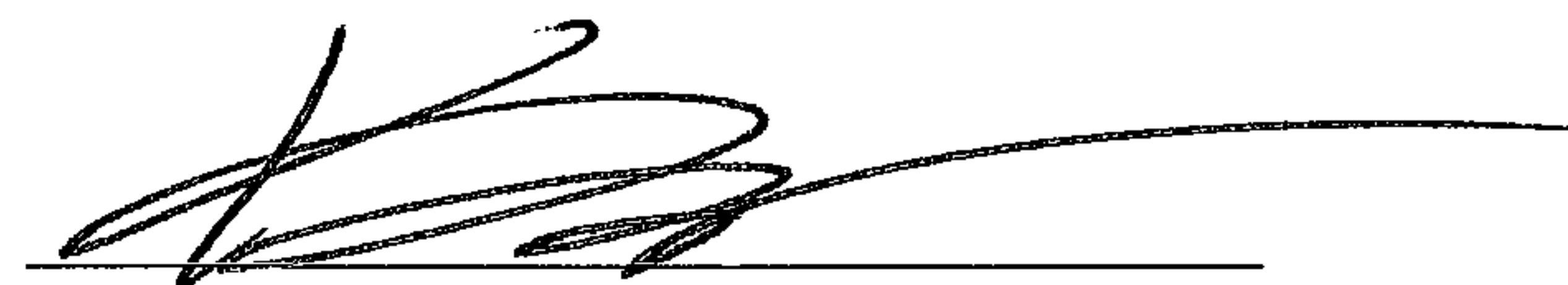
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of July, 2025.


Tammy Rae Stringfellow

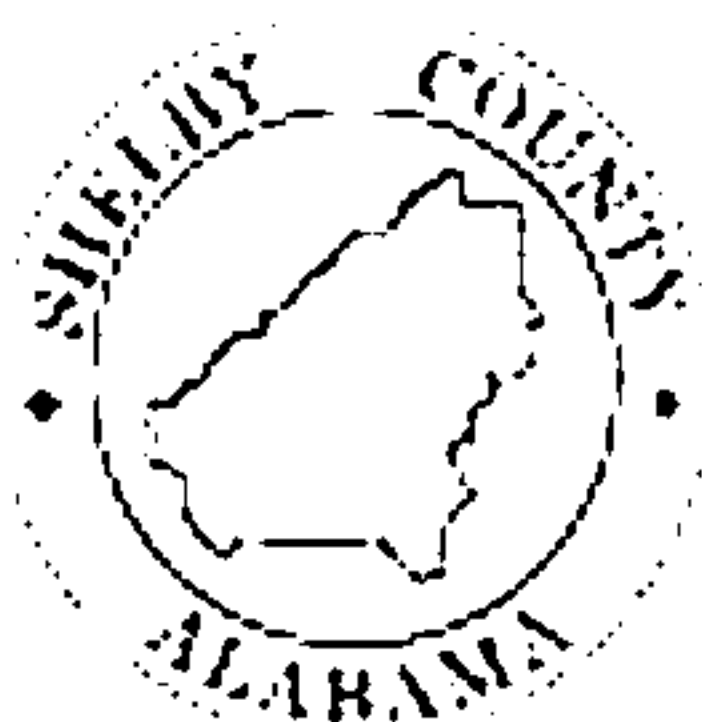
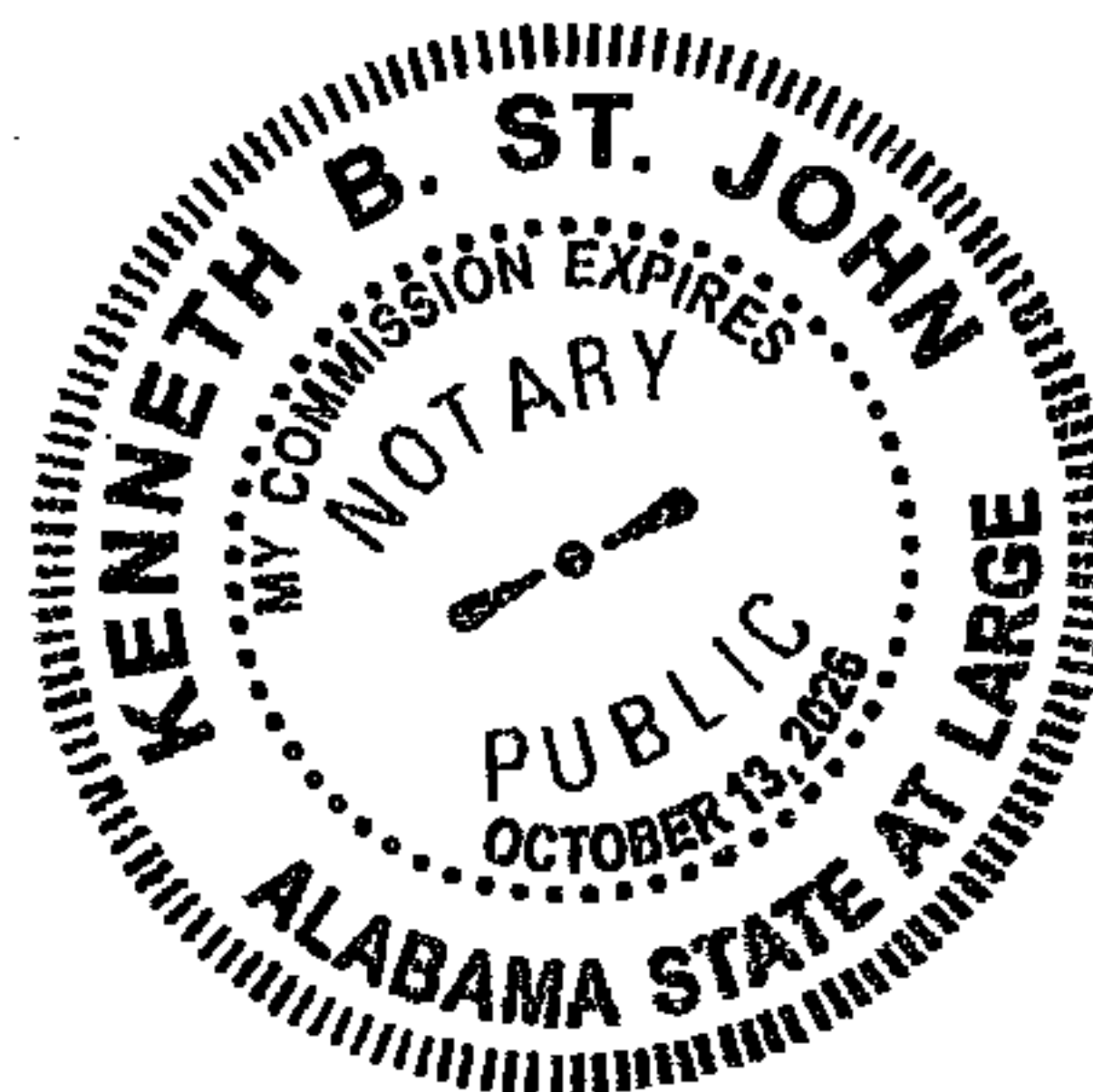
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Tammy Rae Stringfellow**, whose name is 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, she executed the same voluntarily on the day the same bears date.

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


Notary Public

Printed 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
07/18/2025 02:37:21 PM
\$64.00 JOANN
20250718000219060

