

This Instrument was Prepared by:

Send Tax Notice To: Lisa Baker Hand

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

103 Pine Lake Cir  
Columbiana, AL 35051

File No.: S-25-30647

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00)**, 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, **Robert Franklin and Teresa Franklin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lisa Baker Hand**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 23 of the Resurvey of Lots 21, 22, 23, 25 and 26 of the First Addition to Triple Springs Subdivision, Second Sector, as recorded in Map Book 14, Page 55, 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.**

**\$254,375.00** 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.

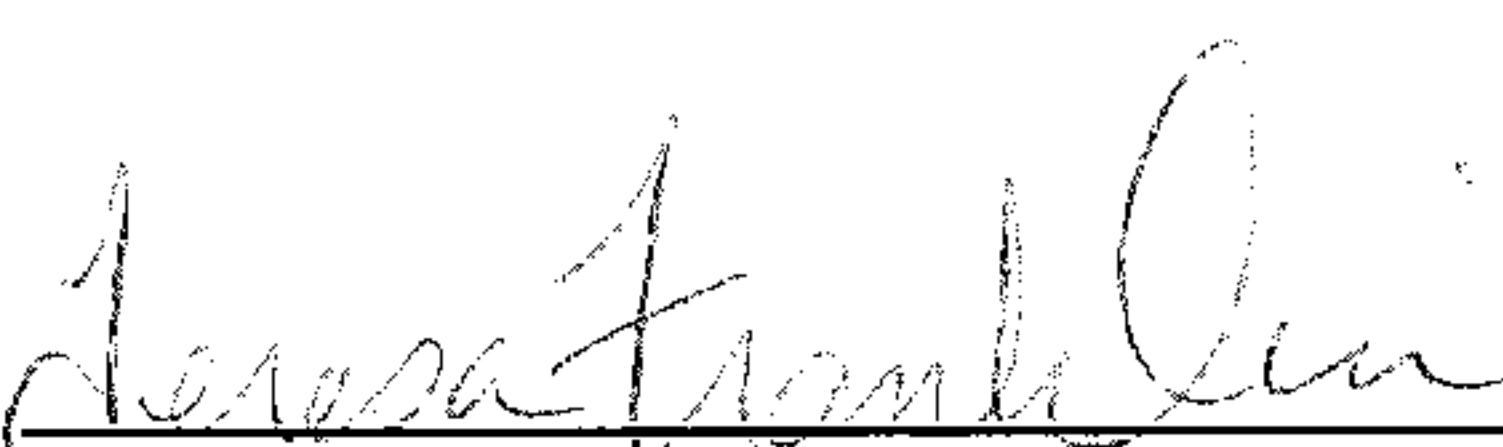
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 24<sup>th</sup> day of

July, 2025.



Robert Franklin



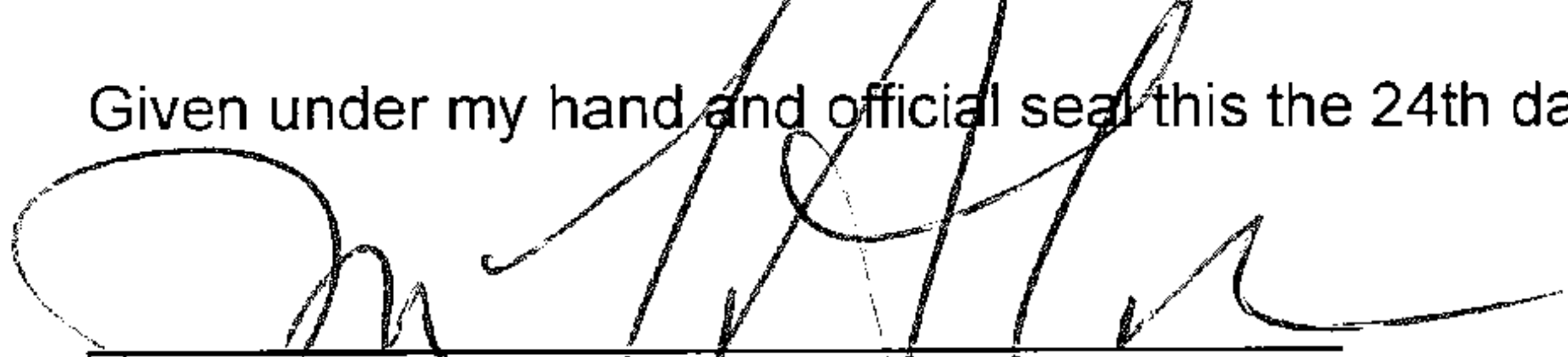
Teresa Franklin

State of Alabama

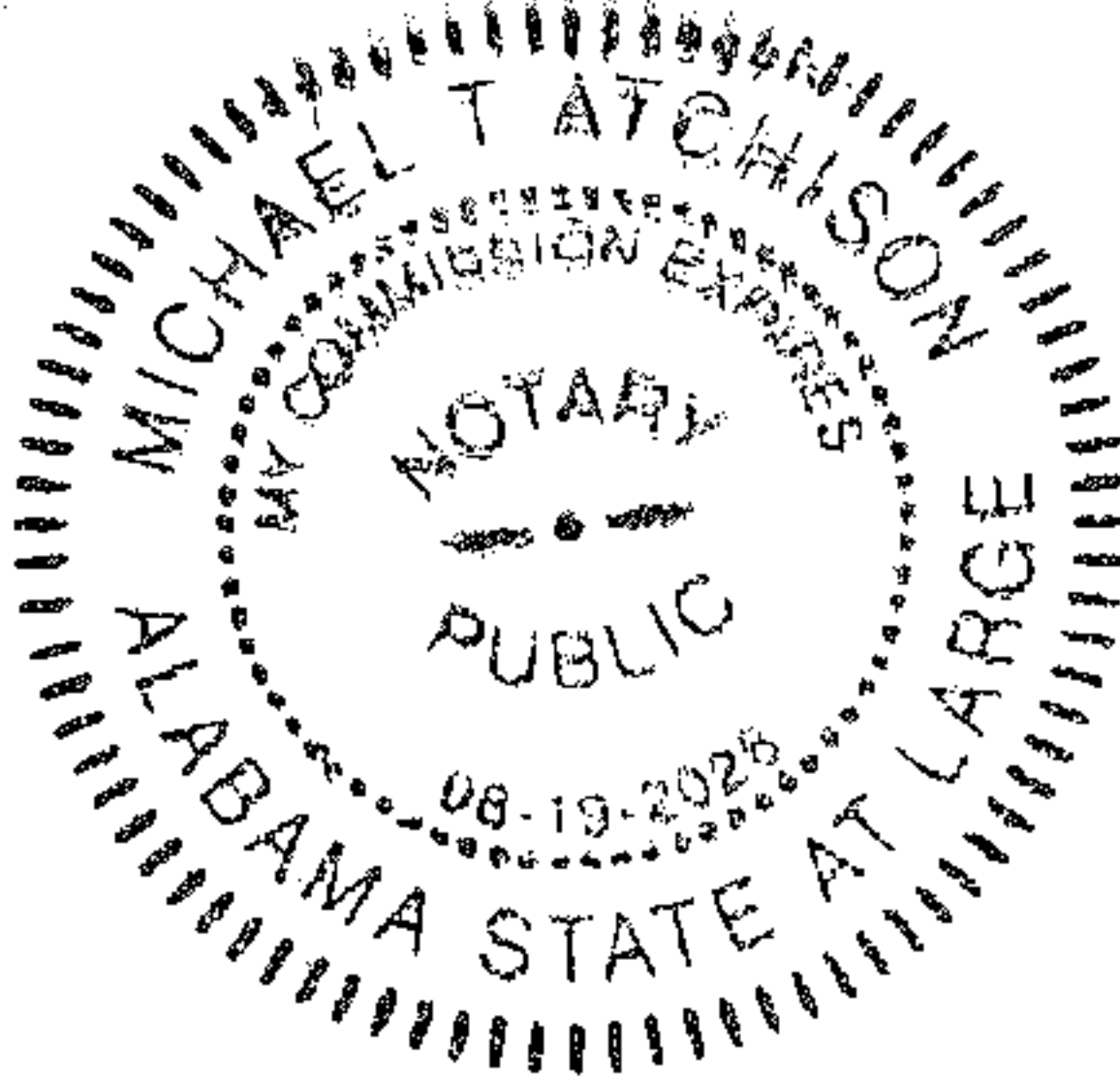
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Robert Franklin and Teresa Franklin, 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 24th day of July, 2025.

  
Notary Public, State of Alabama

My Commission Expires: August 19, 2028



Allen S. Beryl

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantee's Name Lisa Baker Hand  
103 Pine Lake Cir

Mailing Address Columbian, AL 35051

Date of Sale	July 24, 2025
Total Purchase Price	\$270,000.00


or  
Actual Value

or  
Assessor's Market Value

☐ Bill of Sale
 ☐ Appraisal  
☒ Sales Contract
 ☐ Other  
☐ Closing Statement

## Instructions

Print Robert Franklin

Sign   
(Grantor/Grantee/Owner/Agent) circle one