

Send tax notice to:  
Robert Nathan Hall  
515 Matador Drive  
Chelsea, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2025246

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Five Thousand and 00/100 Dollars (\$645,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Charles F Kiser and Karla B Kiser, husband and wife** whose mailing address is: 1109 Grey Oaks Valley, Pelham, AL 35124 (hereinafter referred to as "Grantors") by **Robert Nathan Hall and Katy Hubbard Hall** whose property address is: **515 Matador Drive, Chelsea, AL, 35043** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

**Lot 8, according to the Survey of High Chaparral, 4th Sector, as recorded in Map Book 24, page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Such state of facts as set out on recorded plat of High Chaparral, 4th Sector, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 24, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1992-25020; Instrument No. 1992-25023; Instrument No. 1996-9688 and Instrument No. 1998-23282, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Plantation Pipeline Company as set forth in Deed Book 145, Page 276, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Colonial Pipeline Company as set forth in Deed Book 254, Page 515, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement to Plantation Pipeline Company as recorded in Deed Book 254, Page 515, in the Probate Office of Shelby County, Alabama.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Book 178, Page 475 and Real Book 187, Page 178, in the Probate Office of Shelby County, AL.
8. Right of way granted to Alabama Power Company as set forth in Instrument No. 1998-34319, in the Office of the Judge of Probate of Shelby County, AL.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1 day of August, 2025.

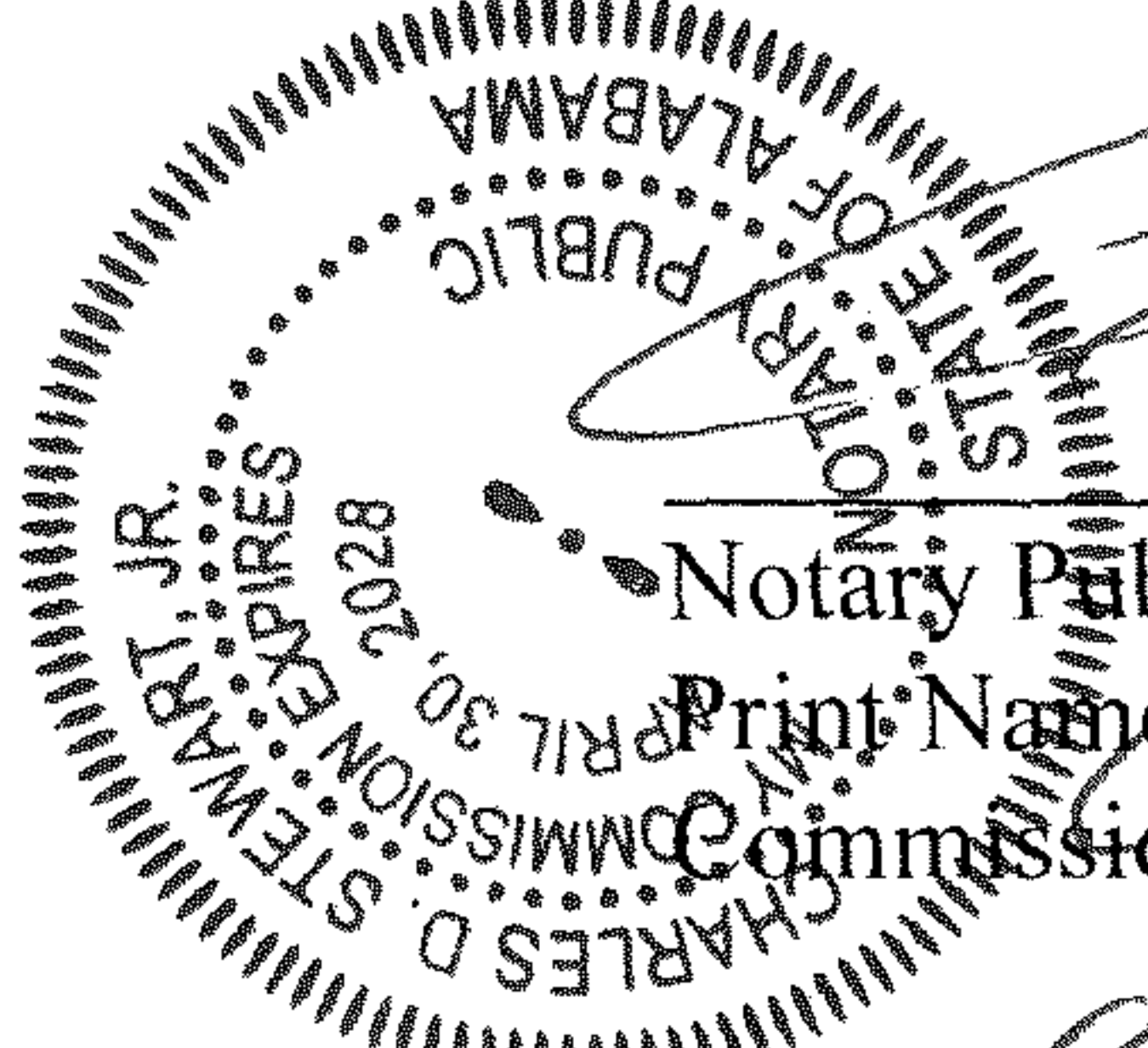
  
Charles F Kiser

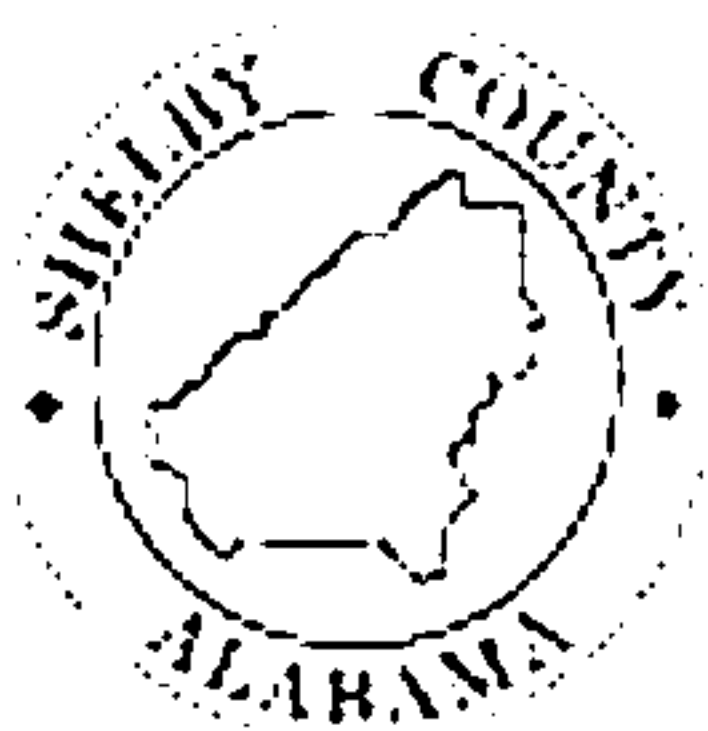
  
Karla B Kiser

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles F Kiser and Karla B Kiser whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of August, 2025.

  
Notary Public  
Print Name: Charles D Stewart, Jr.  
Commission Expires: 4.30.28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2025 09:58:49 AM  
\$670.00 KELSEY  
20250804000236210

