

SEND TAX NOTICE TO:
C2C Management Company, LLC
5280 Regency Lake Court
Sugar Hill, GA 30518

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 SIXTY THOUSAND AND 00/100 (\$260,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **The Estate of Hal Walker Jr.**, whose address is 275 Linwood Rd, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **C2C Management Company, LLC, a Georgia Limited Liability Company**, whose address is 5280 Regency Lake Court, Sugar Hill, GA 30518, (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 **C2C Management Company, LLC, a Georgia Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 156 Windstone Pkwy, Chelsea, AL 35043 to-wit:**

Lot 16, according to the survey of Windstone, as recorded in Map Book 25, Page 2, in the Probate Office of 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.

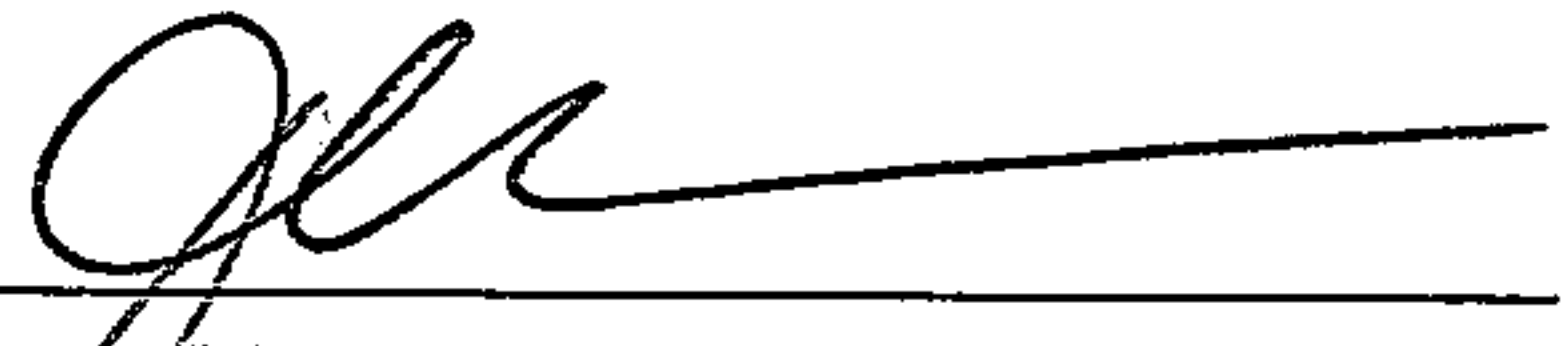
Subject to a third-party mortgage in the amount of \$225,000.00 executed and recorded simultaneously herewith.

Hal Walker, grantee in deed recorded in Instrument 20210802000372810, is one and the same person as Hal Walker Jr., Probate Case No. PR 2025-001947.

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 17th day of July, 2025.

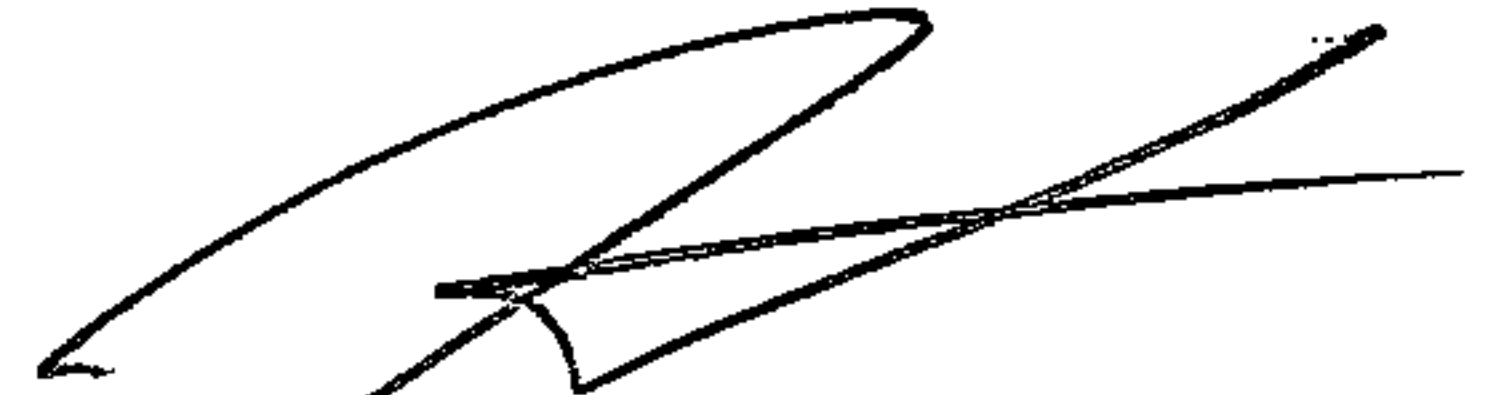
Estate of Hal Walker Jr.

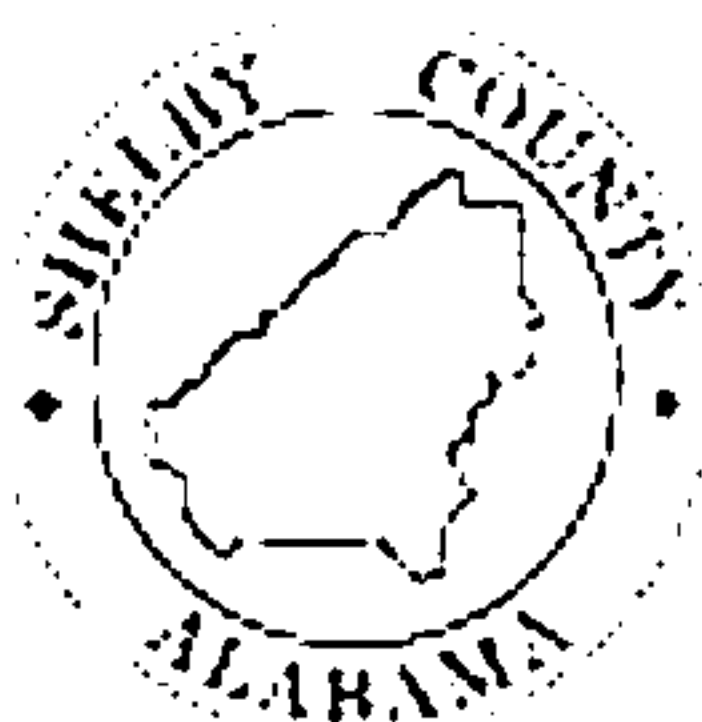
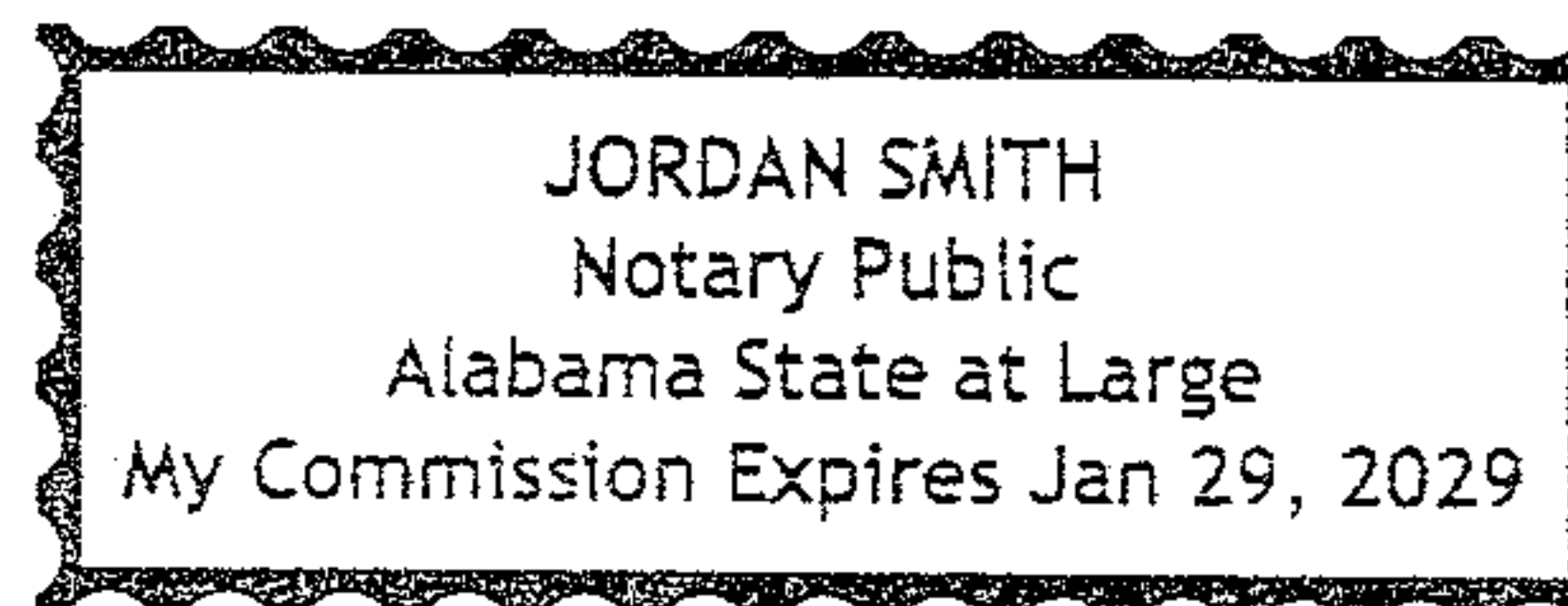
By: 
Forrest Walker, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Forrest Walker, whose name as Personal Representative of the Estate of Hal Walker Jr., Probate Case Number PR-2025-001947, as filed in Shelby County, Alabama, 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, as such Personal Representative, in his capacity and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 17th day of July, 2025.


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
08/06/2025 03:26:44 PM
\$61.00 JOANN
20250806000240640

