

SEND TAX NOTICE TO:
Steven Baker and Jessica Baker
655 AL Highway 155
Jemison, AL 35085

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 NINETEEN THOUSAND AND 00/100 (\$219,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Magnolia Hills Equine, LLC, an Alabama Limited Liability Company**, whose address is 1243 Hughes Road, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Steven Baker and Jessica Baker, a married couple**, whose address is 655 AL Highway 155, Jemison, AL 35085, (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 **Steven Baker and Jessica Baker, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1154 Griffin Road, Chelsea, AL 35043** to-wit:

Lot 1, according to the map of Magnolia Hills Equine Rural Subdivision, as recorded in Map Book 61 Page 66, 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.

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 13th day of August, 2025.

Magnolia Hills Equine, LLC, an Alabama Limited Liability Company

By: *Sarah B. Rath*
Sarah B. Rath, Member

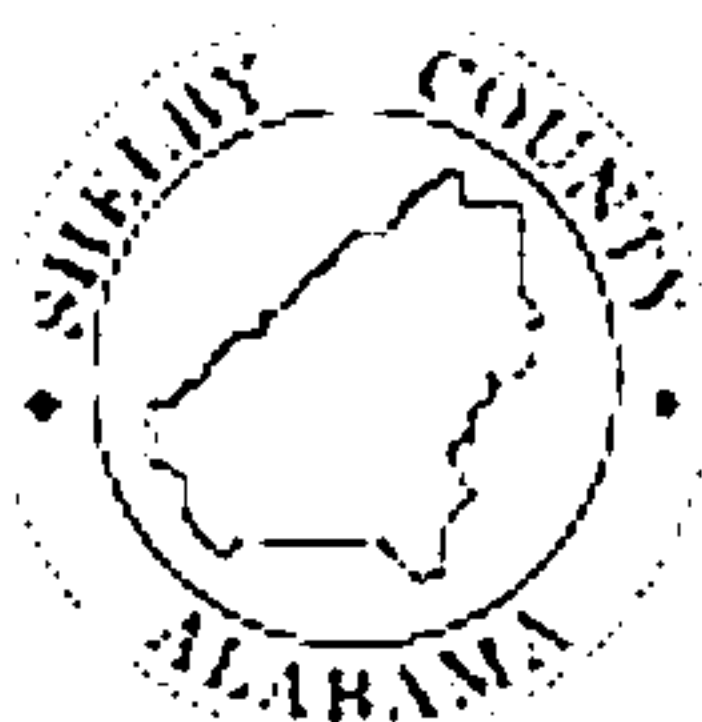
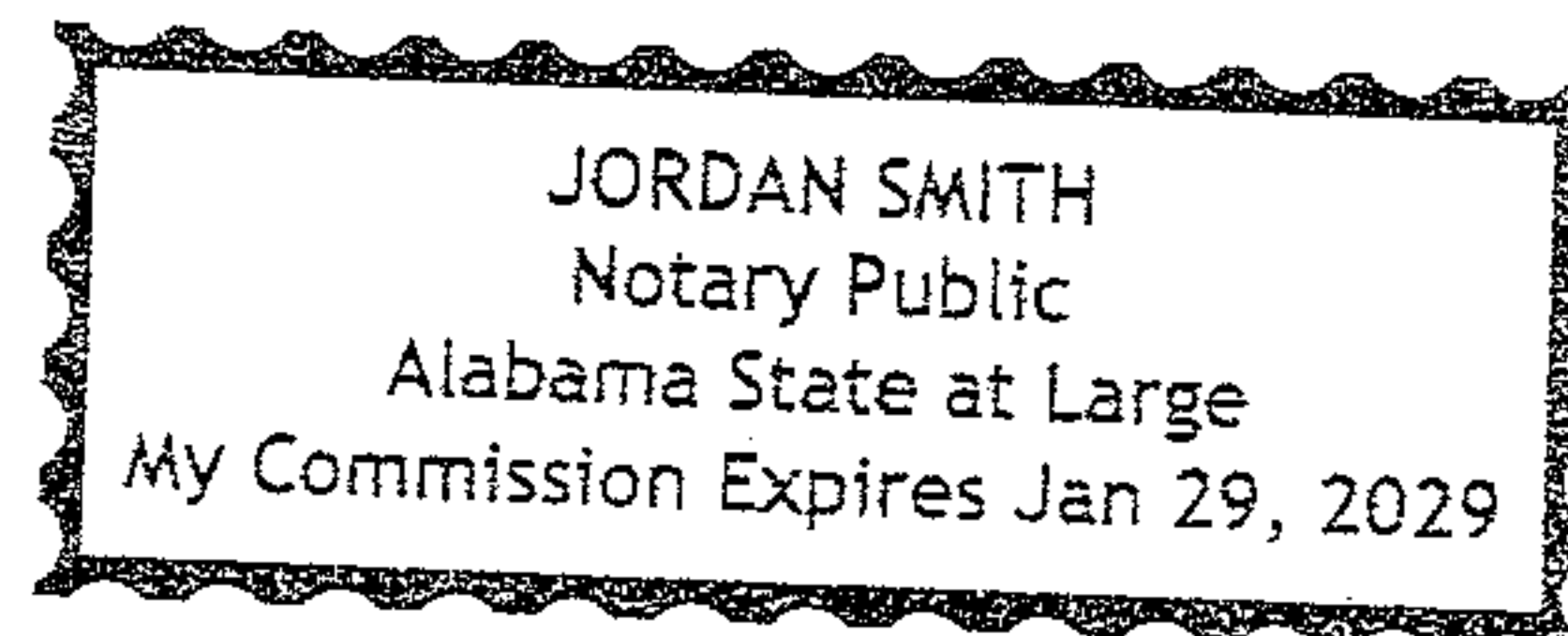
By: *Amy Lee Weed Tate*
Amy Lee Weed Tate, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, *Jordan Smith*, a Notary Public, in and for said County in said State, hereby certify that Sarah B. Rath and Amy Lee Weed Tate, whose name as Members of Magnolia Hills Equine, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he/they, as such officers, in their capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 13th day of August, 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
08/18/2025 03:56:02 PM
\$244.00 JOANN
20250818000253270

Allen S. Bayl