

This Instrument was Prepared by:

Send Tax Notice To: Christian Hatfield

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

601 Northmoor Ln  
Homewood, AL 35209

File No.: S-25-30864

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixteen Thousand Dollars and No Cents (\$16,000.00), 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, **Paul Jerry Bradley, Sr.**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christian Hatfield**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 20, Block 1, Parker's Subdivision, a map or plat of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama.

**Property may be subject to 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

No part of the homestead of grantor or spouse.

\$0.00 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 7<sup>th</sup> day of November, 2025.

Paul Jerry Bradley Sr.  
Paul Jerry Bradley, Sr.

State of Alabama

County of Jefferson

I, Margaret L. Gaddy, a Notary Public in and for the said County in said State, hereby certify that Paul Jerry Bradley, Sr., 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 7 day of November, 2025

Margaret L. Gaddy  
Notary Public, State of Alabama

My Commission Expires: 5-5-2028  
MARGARET L. GADDY  
NOTARY PUBLIC  
STATE OF ALABAMA  
COMMISSION EXPIRES: 5-5-2028

