

**SEND TAX NOTICE TO:**

Ronald Popwell and Susan Popwell  
456 Ballantrae Rd  
Pelham, AL 35124

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 **FOUR HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$429,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Adam John Chapman and Stephanie Chapman**, a married couple, whose address is 9173 Ohio St. Omaha, NE 68137, (hereinafter "Grantor", whether one or more), by **Ronald Popwell and Susan Popwell**, whose address is 456 Ballantrae Rd. Pelham, AL 35124, (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 **Ronald Popwell and Susan Popwell, 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 **456 Ballantrae Rd, Pelham, AL 35124 to-wit:**

**Lot 2139, according to the Survey of Kirkwall at Ballantrae, Phase III, as recorded in Map Book 47, Page 71, in the Office of the Judge of Probate 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 \$70,000.00 executed and recorded simultaneously herewith.

**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 23rd day of September, 2022.

*Adam John Chapman*  
Adam John Chapman

*Stephanie Chapman*  
Stephanie Chapman

STATE OF ALABAMA  
COUNTY OF JEFFERSON

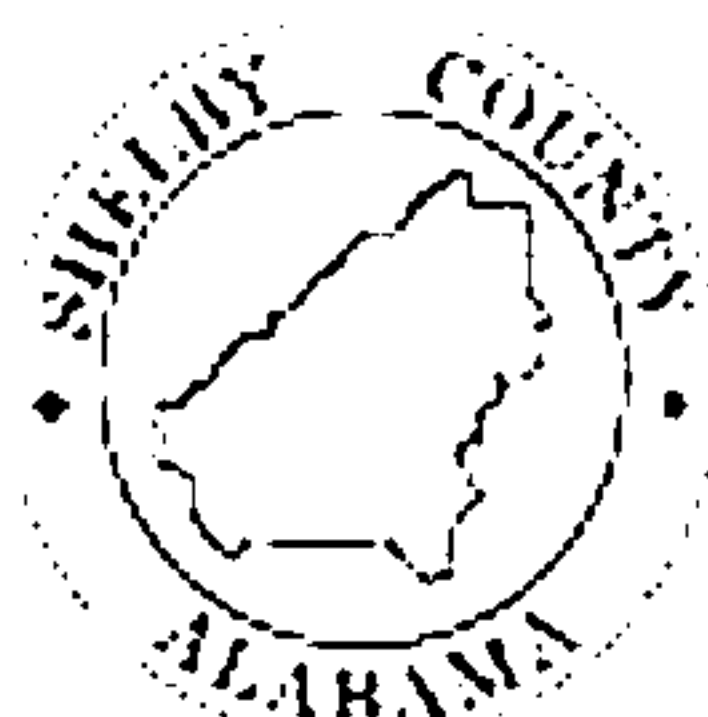
I, the undersigned Notary Public in and for said County and State, hereby certify that Adam John Chapman and Stephanie Chapman, a married couple, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2022.

*Brittany Ball*

Notary Public  
My Commission Expires:

BRITTANY BALL  
Notary Public, Alabama State At Large  
My Commission Expires Dec. 28, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/29/2022 02:28:24 PM  
\$385.00 PAYGE  
20220929000373730

*Allie S. Bayl*