

Send Tax Notice to:

Randel Hitt

1924 Chandalar Ct
Pelham AL 35124

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-5208**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY TWO THOUSAND AND 00/100 (\$162,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Jason Parson and Jessica Parson, a married couple (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

1924 Chandalar Court Pelham, AL 35124

by **Randel Hitt (herein referred to as “Grantee”)**, whose mailing address is

1030 Highland Street, Apt 3, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1924 Chandalar Court, Pelham, AL 35124**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

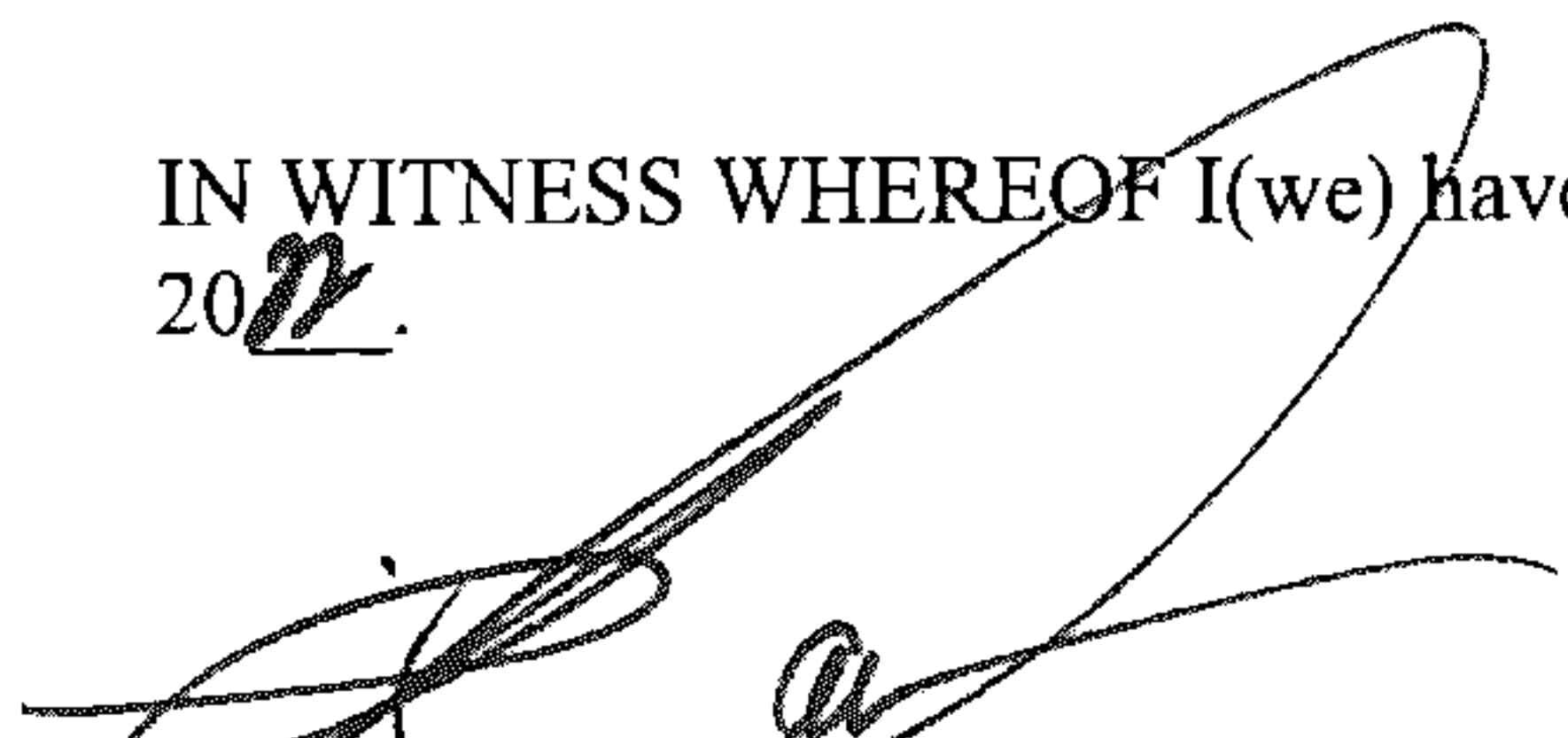
AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$65,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

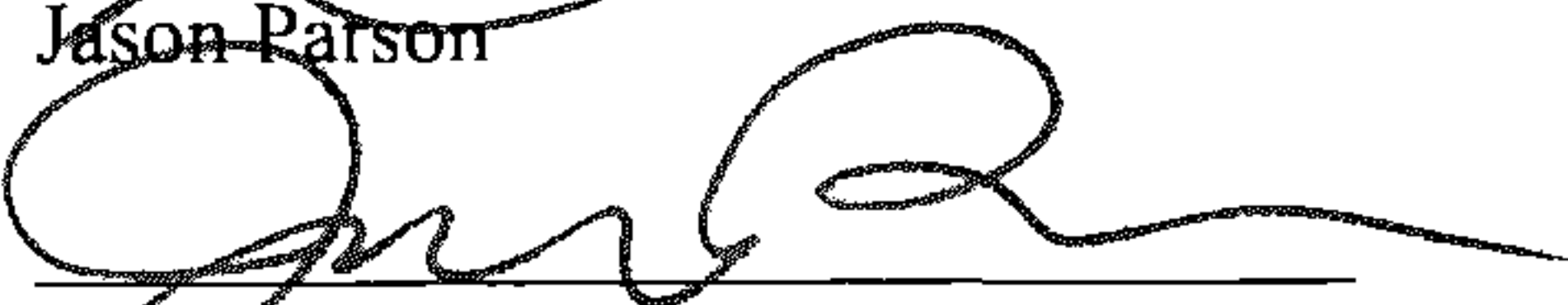
TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 6 day of December, 2022.



Jason Parson

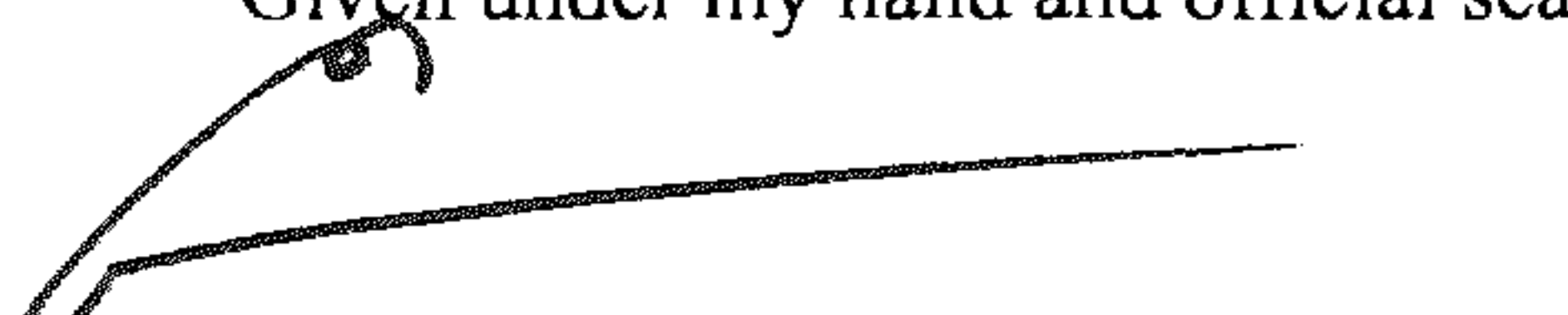


Jessica Parson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason Parson and Jessica Parson 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 6 day of December, 2022.

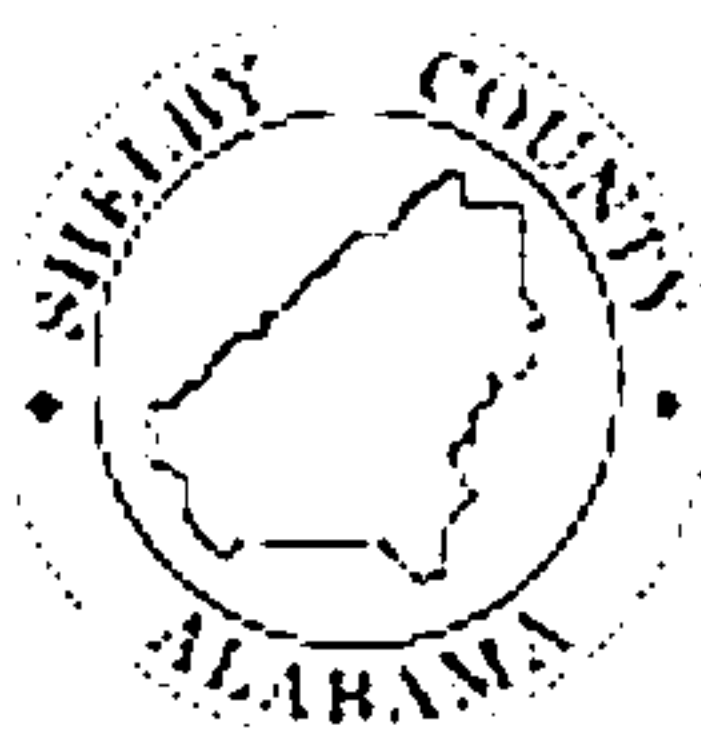


Notary Public
My Commission Expires:



EXHIBIT A

Property 1:
Lot 2, Unit A, according to the Survey of Chandalar South Townhouses, as recorded in Map Book 7, Page 166A & B, in the Office of the Judge of Probate of Shelby County, Alabama.



Allie S. Boyd