

Send Tax Notice to:  
Camila Gonzalez  
235 Twin Oaks Way  
Chelsea, AL 35043

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-23-6175

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$277,500.00)** 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 **James D. Mason and Whitney N. Mason, husband and wife (herein referred to as "Grantor,"** whether one or more), whose mailing address is

2000 Foxgate Road, Mobile, AL 36695

by **Camila Gonzalez (herein referred to as "Grantee"),** whose mailing address is

235 Twin Oaks Way, Chelsea, AL 35043

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 **235 Twin Oaks Way, Chelsea, AL 35043,** 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.


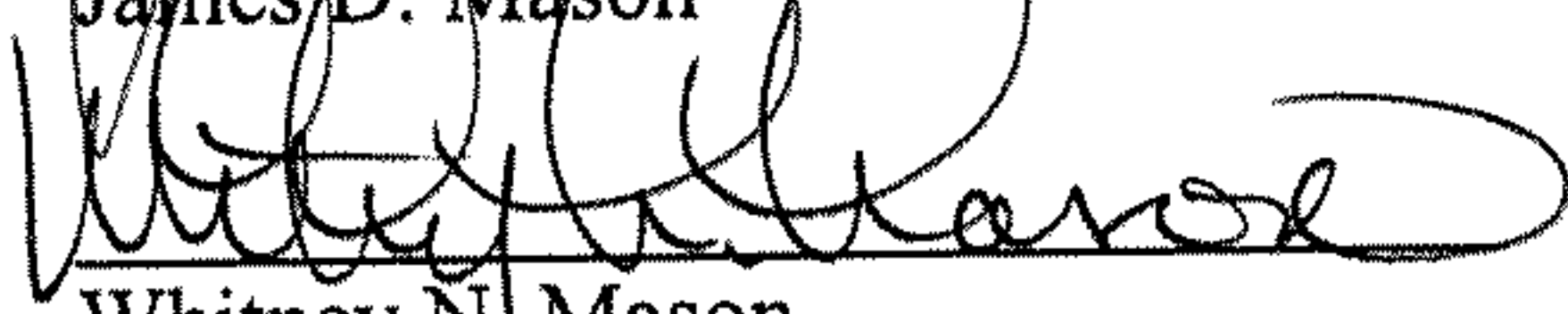
**\$263,625.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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.

20230207000031230 02/07/2023 09:32:08 AM DEEDS 2/3


IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of January, 2023.

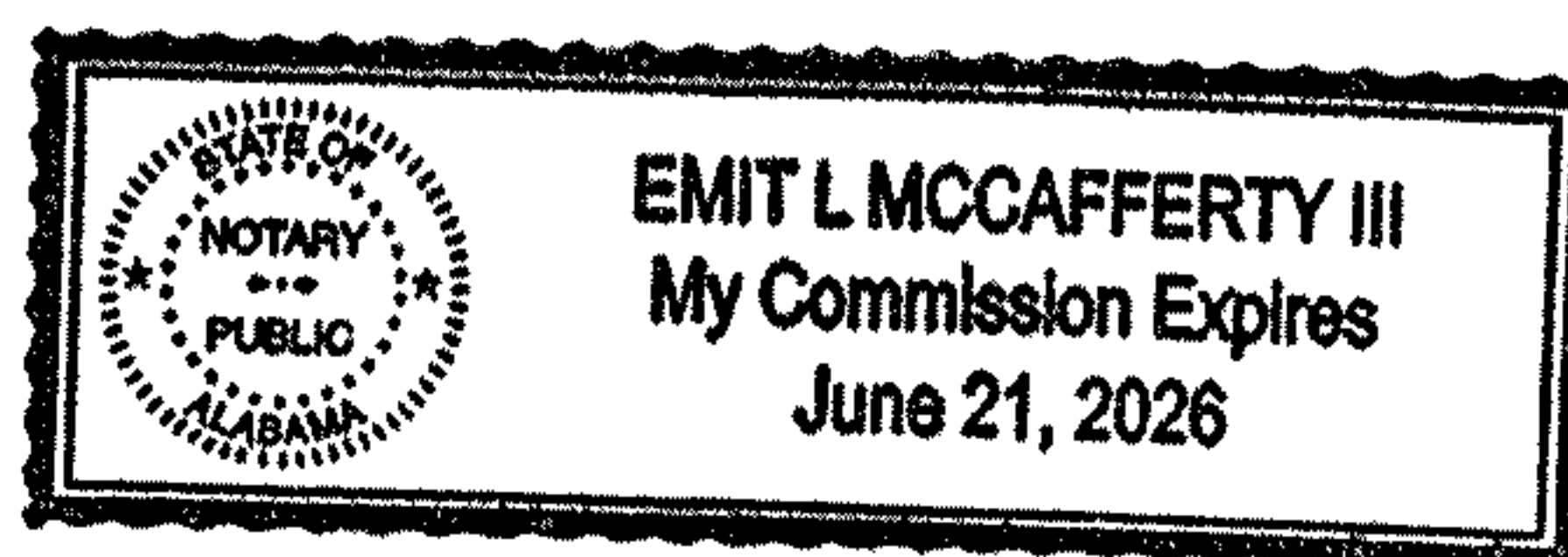
  
James D. Mason  
  
Whitney N. Mason

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned Notary Public in and for said County and State, hereby certify that James D. Mason and Whitney N. Mason 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 30 day of January, 2023.

  
Notary Public  
My Commission Expires: 6/21/2026



20230207000031230 02/07/2023 09:32:08 AM DEEDS 3/3

**EXHIBIT A**

Property 1:

Lot 5, according to the Survey of Twin Oaks, as recorded in Map Book 22, page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/07/2023 09:32:08 AM**  
**\$42.00 BRITTANI**  
**20230207000031230**  
General Warranty Deed - Individual (AL)

*Allen S. Bayl*