

SEND TAX NOTICE TO:

Eric Raymond Pruitt and Lori Ann Pruitt
3312 Shetland Trace
Birmingham, AL 35242

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 **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bernard Grisaffi and Donna Grisaffi, a married couple**, whose address is 3944 Wolfe Road, Caledonia, MS 39740 (hereinafter "Grantor", whether one or more), by **Eric Raymond Pruitt and Lori Ann Pruitt**, whose address is 3312 Shetland Trace, Birmingham, AL 35242, (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 **Eric Raymond Pruitt and Lori Ann Pruitt, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **527 Chesser Circle, Chelsea, AL 35043 to-wit:**

Lot 28, according to the Amended Map of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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 \$256,000.00 executed and recorded simultaneously herewith.

Donna Shelly Markham, the grantee in deed recorded in Instrument No. 20190724000262940, is one and the same person as Donna Grisaffi.

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 14th day of February, 2023.


Bernard Grisaffi


Donna Grisaffi

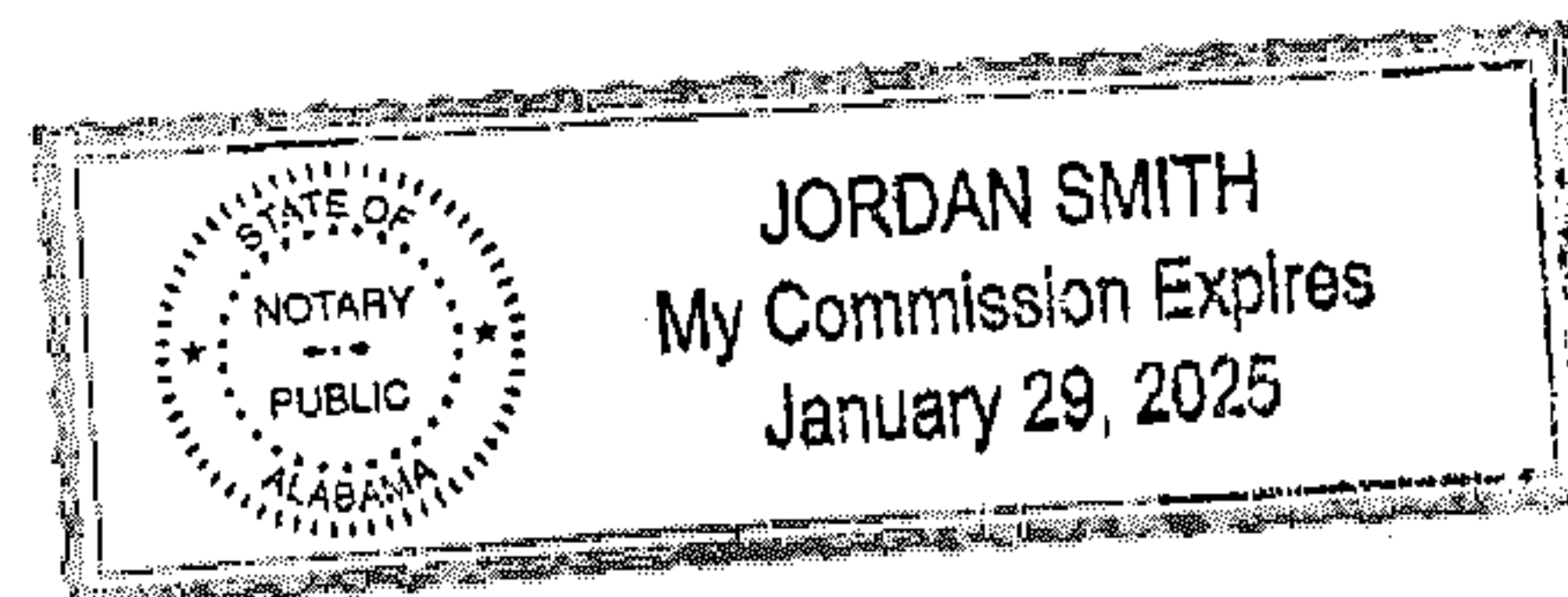
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Bernard Grisaffi and Donna Grisaffi 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 14th day of February, 2023.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2023 09:43:07 AM
\$90.00 JOANN
20230220000044450

