

**SEND TAX NOTICE TO:**

Stephen K. Box and Jordyn Box  
305 Emerald Lane  
Chelsea, AL 35043

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 SIXTY SEVEN THOUSAND AND 00/100 (\$367,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shane E. Deuben and Tia Deuben, a married couple**, whose address is 29 HIGHLAND ST BATH, ME 04530, (hereinafter "Grantor", whether one or more), by **Stephen K. Box and Jordyn Box**, whose address is 305 Emerald Lane, Chelsea, AL 35043, (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 **Stephen K. Box and Jordyn Box, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **305 Emerald Ln, Chelsea, AL 35043** to-wit:


**Lot 30, according to the Survey of A Single Family Residence Subdivision Emerald Parc, as recorded in Map Book 29, page 47, in the Probate Office of Shelby County, Alabama.**

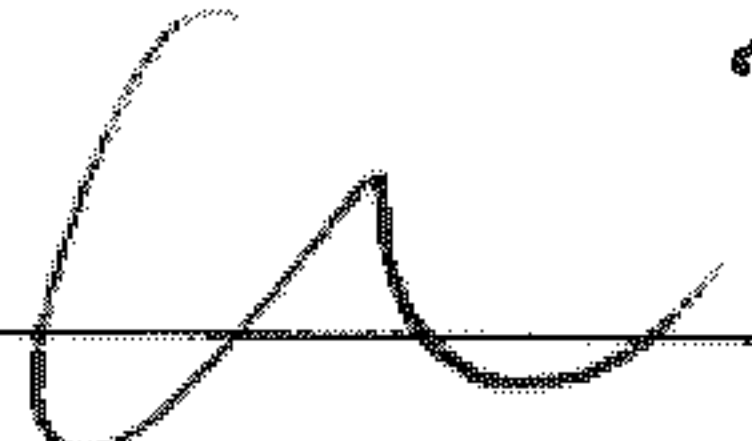
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$308,812.00 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 3 day of May, 2023.


  
\_\_\_\_\_  
Shane E. Deuben

  
\_\_\_\_\_  
Tia Deuben

STATE OF Maine  
COUNTY OF Sagadahoc

I, the undersigned Notary Public in and for said County and State, hereby certify that Shane E. Deuben and Tia Deuben 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 3 day of May, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**ASHLEY SLOAN**  
Notary Public, Maine  
My Commission Expires April 4, 2029



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/08/2023 12:45:37 PM  
\$392.00 BRITTANI  
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