

SEND TAX NOTICE TO:

Thaddeus Bilbo and Kourtney N. Young
423 Hamilton Place
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 **FOUR HUNDRED SIX THOUSAND AND 00/100 (\$406,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Alexander Stratton and Malory Stratton, a married couple**, whose address is 2686 Russon Dr, Southaven, MS 38672, (hereinafter "Grantor", whether one or more), by **Thaddeus Bilbo and Kourtney N. Young**, whose address is 423 Hamilton Place, 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 **Thaddeus Bilbo, and Kourtney N. Young**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 423 Hamilton Place, Chelsea, AL 35043 to-wit:**

Lot 12-5, according to the Survey of Chelsea Park Twelfth Sector, Phase One, as recorded in Map Book 51, Page 19, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 12th Sector, as recorded in Instrument 20200324000116900 (which, together with all amendments thereto, are 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 \$414,729.00 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 24th day of May, 2023.

Alexander Stratton

Alexander Stratton

Malory Stratton

Malory Stratton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Alexander Stratton and Malory Stratton 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 24th day of May, 2023.

[Signature]
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
05/31/2023 10:30:41 AM
\$26.00 PAYGE
20230531000162000

Allie S. Beal