

Send Tax Notice to:

Bradley Eric Deese

605 Shelby Forest Trail
Chelsea, AL 35043

This Instrument Prepared By:

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

File: BHM-23-11767

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY THREE THOUSAND EIGHT HUNDRED AND 00/100 (\$333,800.00)** 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 **Petrusson Properties, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

Meadowbrook Drive, Birmingham, AL 35242

by **Bradley Eric Deese** (herein referred to as "Grantee"), whose mailing address is

173 Old Lokey Ferry Road, Wilsonville, AL 35186

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 **605 Shelby Forest Trl, 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.

\$267,040.00 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 25th day of August, 2023

Petrusson Properties, LLC, an Alabama Limited Liability Company

By: [Signature]
Justin Petrusson, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The undersigned Notary Public, in and for said County in said State, hereby certify that Justin Petrusson, Member of Petrusson Properties, LLC whose name as Member of Petrusson Properties, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 25th day of August, 2023.

[Signature]
Notary Public
My Commission Expires: _____

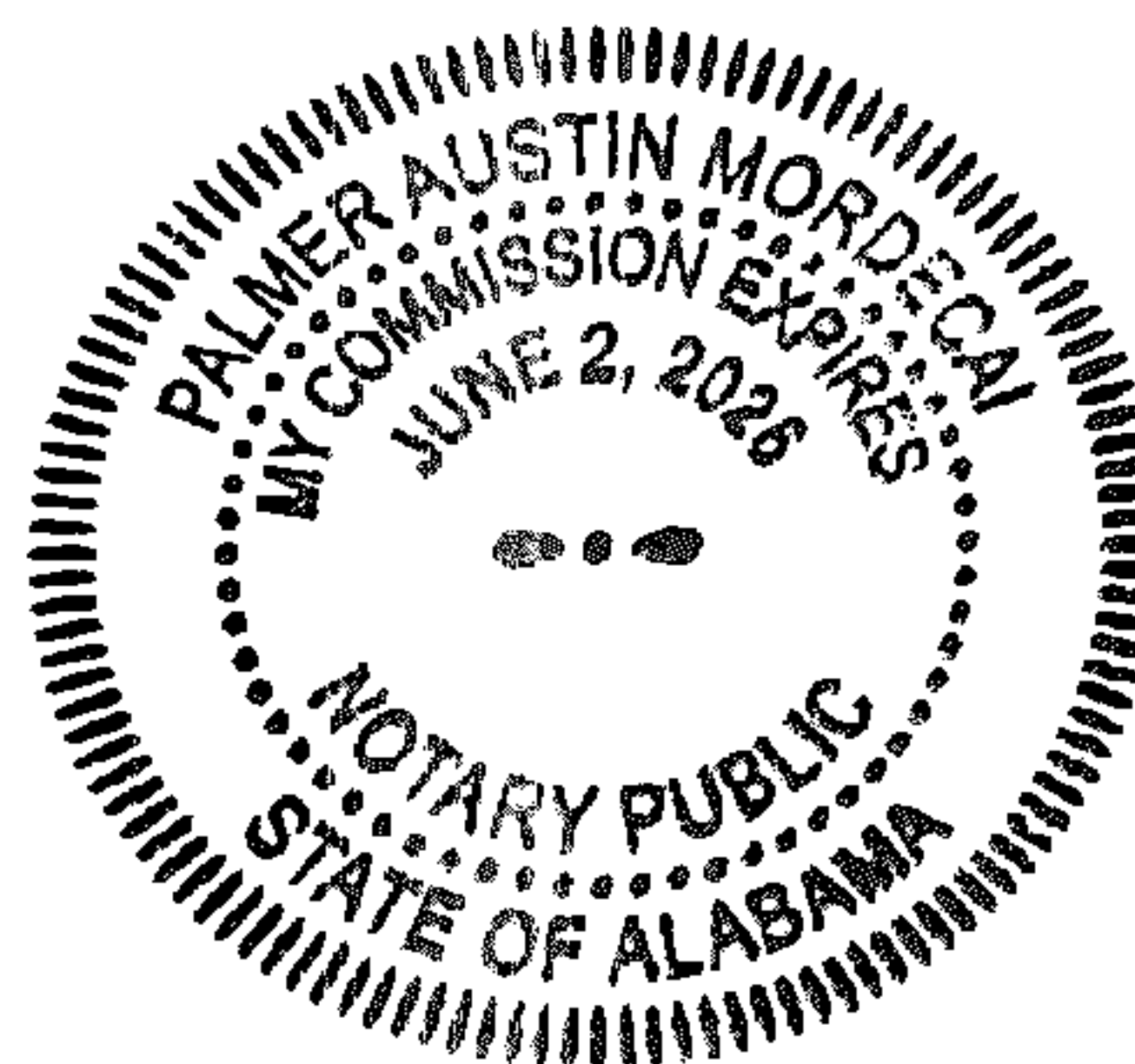


EXHIBIT A

Property 1:

Lot 51, according to the Survey of Shelby Forest Estates, Second Sector, as recorded in Map Book 23, Page 24 A and B 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
08/28/2023 12:20:42 PM
\$95.00 PAYGE
20230828000258450

Allie S. Bevil