

SEND TAX NOTICE TO:
Leonardo Avila
686 Chelsea Station Circle
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 NINETY EIGHT THOUSAND AND 00/100 (\$398,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jason W. Perreault and Donna A. Sullivan Perreault, a married couple**, whose address is 349 Timberview Trail, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Leonardo Avila**, whose address is 686 Chelsea Station Circle, 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 **Leonardo Avila**, the following described real estate situated in Shelby County, Alabama, **the address of which is 686 Chelsea Station Circle, Chelsea, AL 35043 to-wit:**

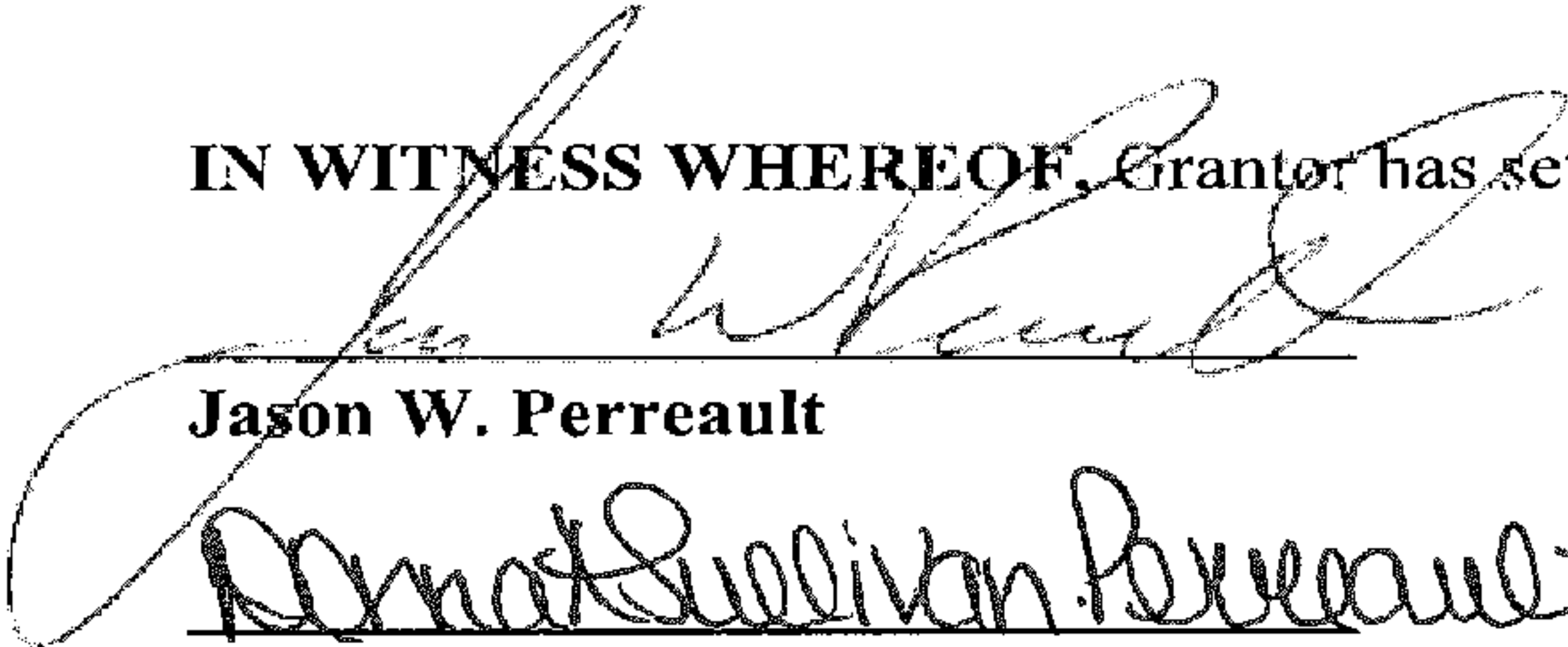
LOT 97, ACCORDING TO THE SURVEY OF CHELSEA STATION, AS RECORDED IN MAP BOOK 38, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 \$398,000.00 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 30th day of October, 2023.

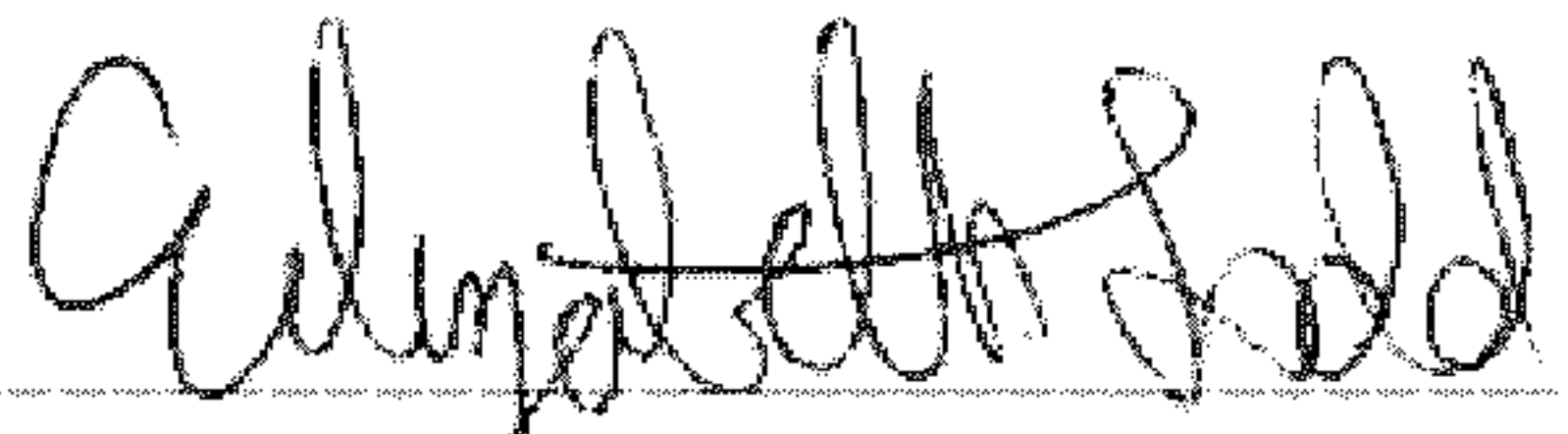

Jason W. Perreault


Donna A. Sullivan Perreault

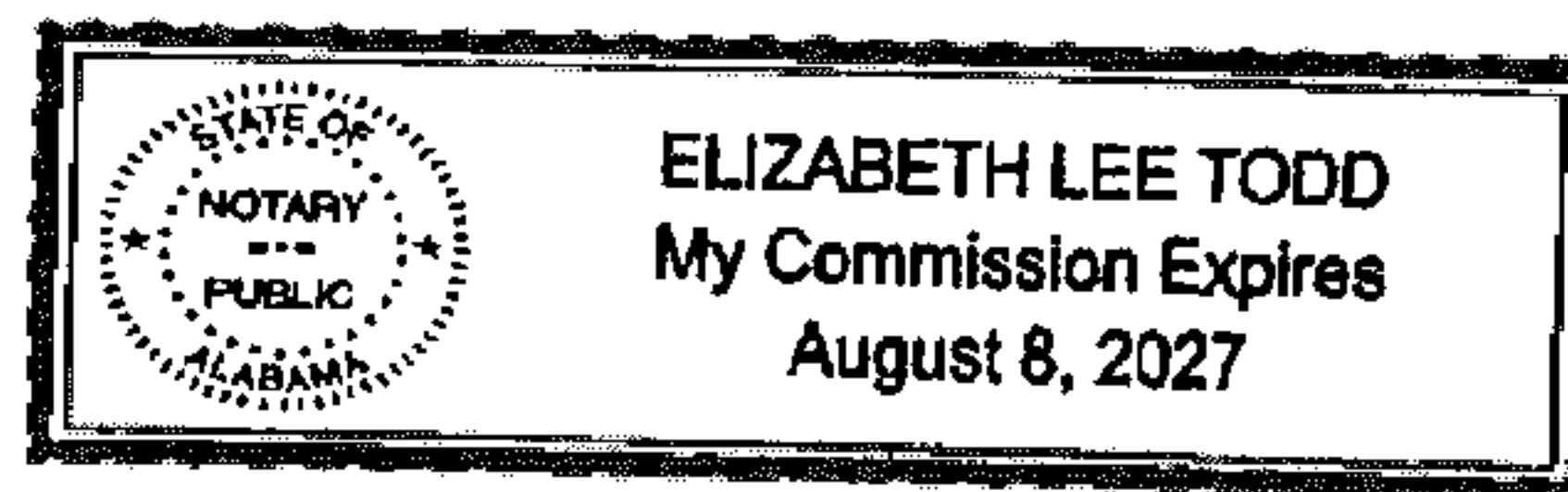
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason W. Perreault and Donna A. Sullivan Perreault 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 30th day of October, 2023.


Notary Public

My Commission Expires: 08/08/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2023 12:07:55 PM
\$26.00 PAYGE
20231101000321060

