

SEND TAX NOTICE TO:

Martha H. Chadband and Aaron B. Chadband
4183 Eagle Crest Drive
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 **FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$535,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **D-E Rentals, LLC, an Alabama Limited Liability Company**, whose address is 28813 Perdido Beach Boulevard, Unit V-101, Orange Beach, AL 36561 (hereinafter "Grantor", whether one or more), by **Martha H. Chadband and Aaron B. Chadband**, whose address is 4183 Eagle Crest Drive 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 **Martha H. Chadband and Aaron B. Chadband, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **4183 Eagle Crest Drive, Birmingham, AL 35242 to-wit:**

Lot 503, according to the Survey of Eagle Point - 5th Sector, as recorded in Map Book 18, page 138 in the Probate Office of Shelby County, Alabama. Also a 15.0 foot wide easement for ingress and egress over and across Lot 4 in said Eagle Point - 5th Sector, said easement being 7.5 feet wide on both sides of a centerline described as follows: Commence at the Northwest corner of said Lot 504 and run Southerly along the line between Lots 504 and 503, a distance of 60.83 feet to the point of beginning of said easement centerline; thence turn 22 degrees 44 minutes left and run Southeasterly 38.81 feet; thence turn 26 degrees 02 minutes 29 seconds right and run Southerly 86.77 feet to a point on the North right of way of Eagle Crest Drive and the end of said easement centerline; both side lines of said easement extending from the common line between Lots 504 and 503 to said Eagle Crest Drive Right of Way.

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 \$401,250.00 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 15th day of February, 2024.

D-E Rentals, LLC, an Alabama Limited Liability Company

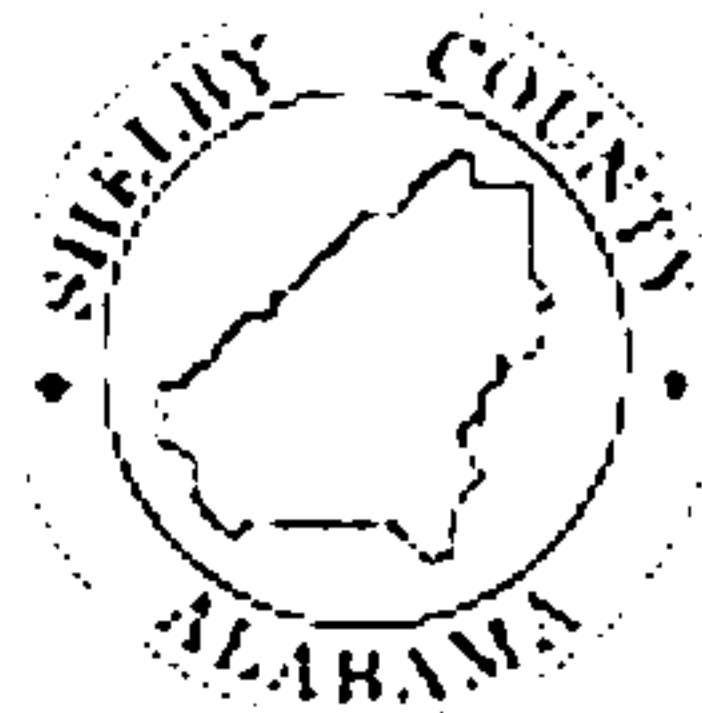
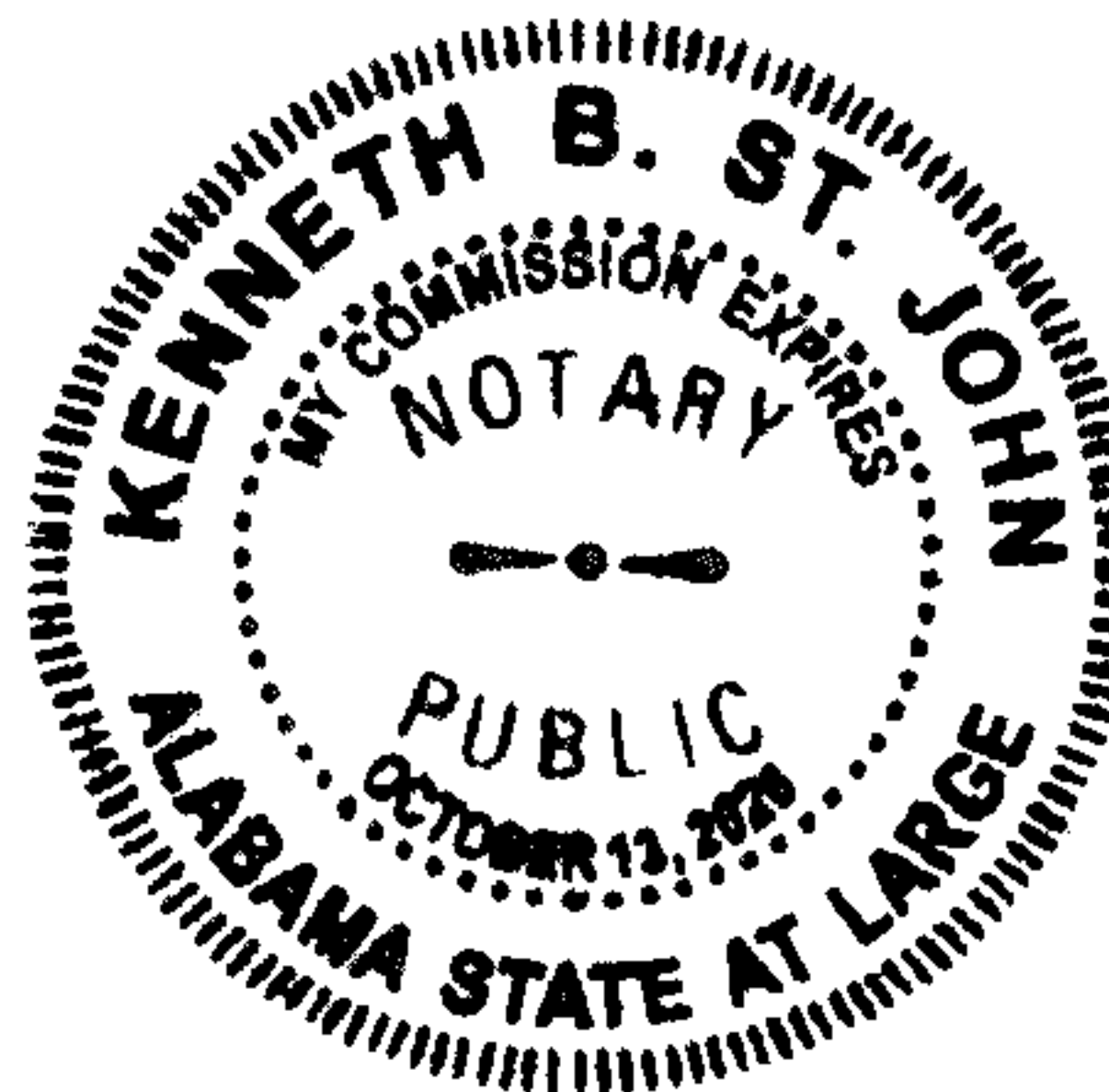
By: 
Darwin Ellison, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Darwin Ellison, whose name as Member of D-E Rentals, LLC, an Alabama 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, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the same bears date.

Given under my hand and seal this 15th day of February, 2024.


Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2024 10:51:39 AM
\$159.00 JOANN
20240220000043410

Allen S. Bayl