

SEND TAX NOTICE TO:
Stella A. Troup
16130 Grafham Circle
Huntersville, NC 28078

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 THIRTY THOUSAND AND 00/100 (\$330,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Julius S. Pierce, an unmarried person**, whose address is 2213 West Hickory Grove Road, Lapine, AL 36046, (hereinafter "Grantor", whether one or more), by **Stella A. Troup**, whose address is 16130 Grafham Circle, Huntersville, NC 28078, (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 **Stella A. Troup**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3036 Chelsea Park Ridge, Chelsea, AL 35043 to-wit:**

Lot 4-24, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, pages 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement for use the Common Areas 3s more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea park Residential Association, Inc., and recorded in Instrument #20050425000195430 (which together with all amendments thereto, and hereinafter collectively referred to as the "Declaration").

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument #20040816000457750 in the Probate Office of Shelby County, Alabama.

Julius S. Pierce is the surviving grantee of that deed recorded in Instrument No. 20160428000140200, in the Probate Office of Shelby County, Alabama; the other grantee Marge Rose Otinsky, having died on or about the 9th day of August, 2019.

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 \$313,500.00 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.

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, Julius S. Pierce, by Grant Alexander Layton, as attorney-in-fact, has set their signature and seal on this 30th day of April, 2024.

Julius S. Pierce by Grant Alexander Layton, Attorney-In-Fact
Julius S. Pierce by Grant Alexander Layton, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grant Alexander Layton, whose name as attorney in fact for Julius S. Pierce, 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 said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2024.

[Signature]
Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2024 09:47:52 AM
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Allen S. Bayl