

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB4124

Linda Sue Gengelbach  
2425 Chandabrook Dr  
Pelham, AL 35124

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Bart O. Kimbrell and Jennifer D. Kimbrell, a married couple** whose mailing address is:

445 Embass Island St Leesburg AL 35983  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Linda Sue Gengelbach** whose address 2425 Chandabrook Dr Pelham AL 35124 mailing address 2425 Chandabrook Dr Pelham AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **2425 Chandabrook Drive, Pelham, AL 35124**

Lot 303, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$160,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31 day of May, 2024

Bart O. Kimbrell (Seal)  
Bart O. Kimbrell

Jennifer D. Kimbrell (Seal)  
Jennifer D. Kimbrell

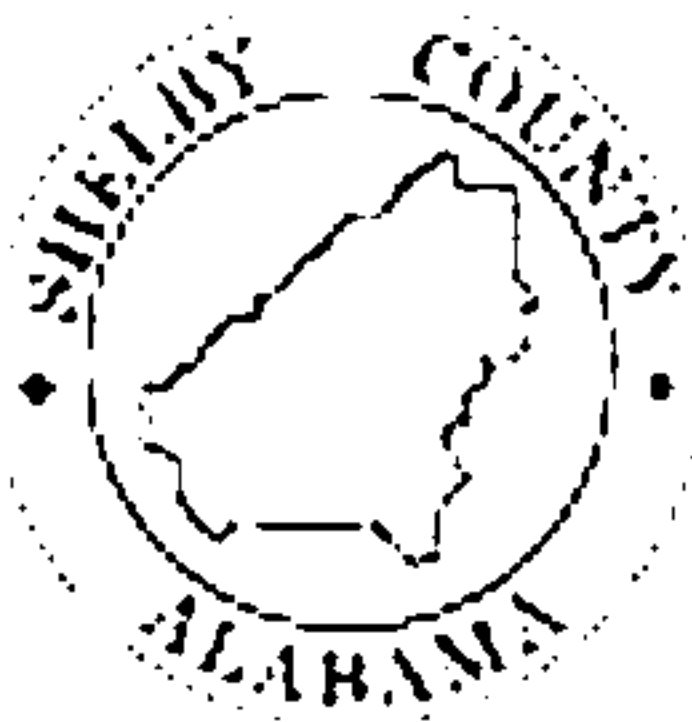
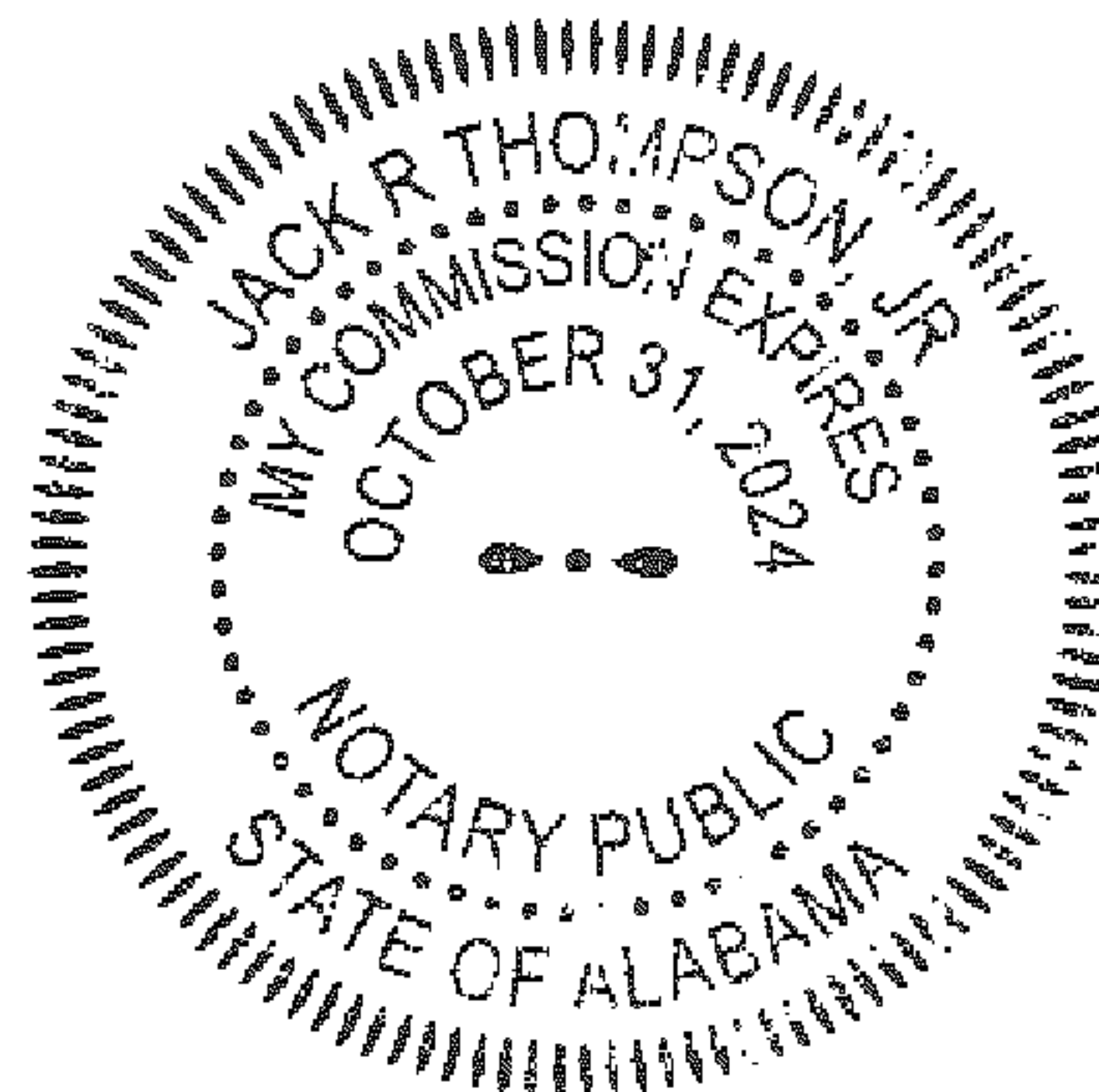
STATE OF Alabama Tetterson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Bart O. Kimbrell and Jennifer D. Kimbrell** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 31<sup>st</sup> day of May, 2024

My Commission Expires:

12/31/2024  
Thompson Jr.  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2024 09:50:41 AM  
\$325.00 PAYGE  
20240603000163400

Allie S. Boyd