

**SEND TAX NOTICE TO:**

Joseph Burns and Mary Beth Burns  
150 Oak Branch Lane  
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 **THIRTEEN THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100 (\$13,125.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Andrew Colin Yon, a married person**, whose address is 1532 Camp Street, New Orleans, LA 70130, **Stephen Terrell Yon, a married person, acting through Catherine Yon McCleskey, his attorney-in-fact**, whose address is 450 N. Limestone St., Lexington, KY 40508, and **Catherine Yon McCleskey, a married person**, whose address is 406 South St E, Talladega, AL 35160, (hereinafter "Grantor", whether one or more), by **Joseph Burns and Mary Beth Burns**, whose address is 150 Oak Branch Lane, 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 **Joseph Burns and Mary Beth Burns, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **Oak Branch Lane, 1.25 Acres Only, Chelsea, AL 35043** to-wit:

**A parcel of land located in the SE 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW Corner of the SE 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence S00°36'19"W a distance of 571.76'; thence S89°56'18"E a distance of 199.51' to the POINT OF BEGINNING; thence continue S89°56'18"E a distance of 446.91'; thence S11°35'31"E a distance of 451.21'; thence N29°56'08"W a distance of 360.08'; thence N69°58'26"W a distance of 380.91' to the POINT OF BEGINNING.**

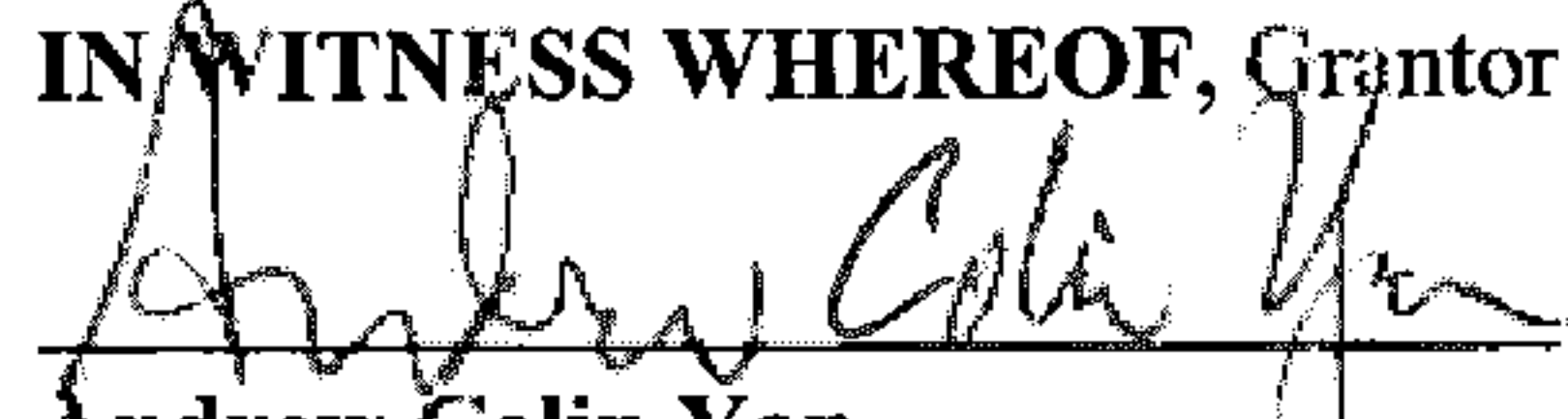
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**This property does not constitute the homestead of the grantors nor their spouses as defined in §6-10-3, Code of Alabama (1975).**

Subject to a third-party mortgage in the amount of \$0.00 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 26th day of June, 2024.

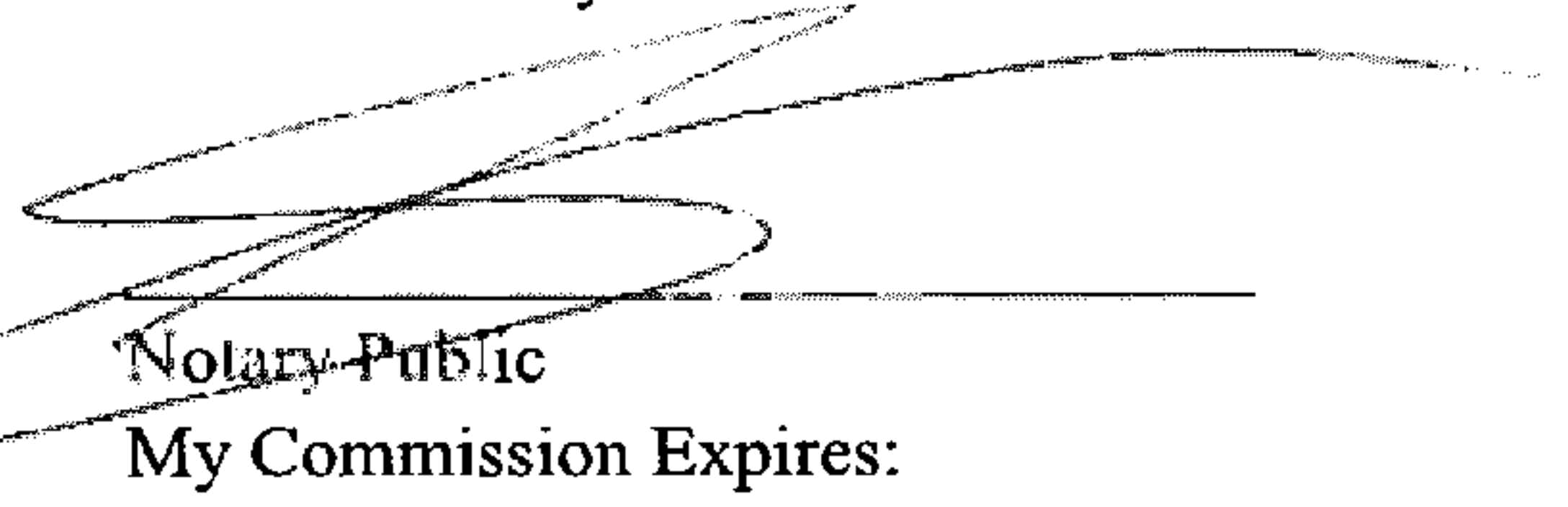
  
Andrew Colin Yon

  
Catherine Yon McCleskey

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Andrew Colin Yon and Catherine Yon McCleskey 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.

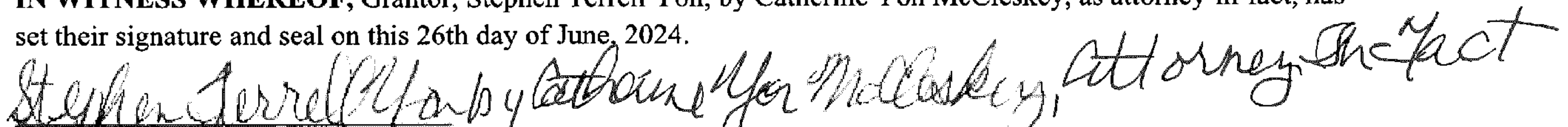
Given under my hand and official seal this 26th day of June, 2024.

  
Notary Public

My Commission Expires:

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

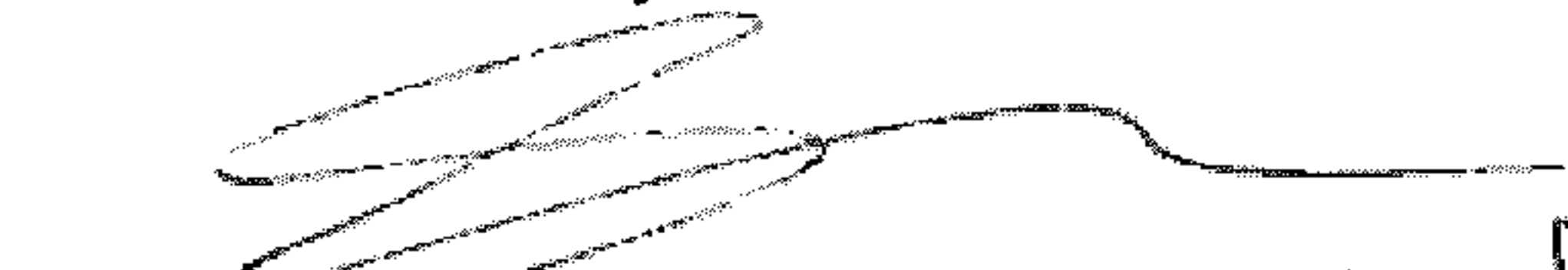
IN WITNESS WHEREOF, Grantor, Stephen Terrell Yon, by Catherine Yon McCleskey, as attorney-in-fact, has set their signature and seal on this 26th day of June, 2024.

  
Stephen Terrell Yon by Catherine Yon McCleskey, Attorney-In-Fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine Yon McCleskey, whose name as attorney in fact for Stephen Terrell Yon, 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 26th day of June, 2024.

  
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  
06/28/2024 08:33:11 AM  
\$38.50 PAYGE  
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