

Send tax notice to:
Nikita Hyde
2614 Chandafern Drive
Pelham, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024254T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **William Clegg Kelley and Jill Kelley, Husband and Wife** whose mailing address is: 230 Waterford Lake Dr Calera, AL 35040 (hereinafter referred to as "Grantors") by **Nikita Hyde** whose property address is: **2614 Chandafern Drive, Pelham, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 122, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, page 12, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Chandalar South, Second Sector, as recorded in Map Book 6, page 12, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31 day of July, 2024.

William Clegg Kelley
By Jill Kelley, Attorney in Fact
William Clegg Kelley
By Jill Kelley, Attorney in Fact

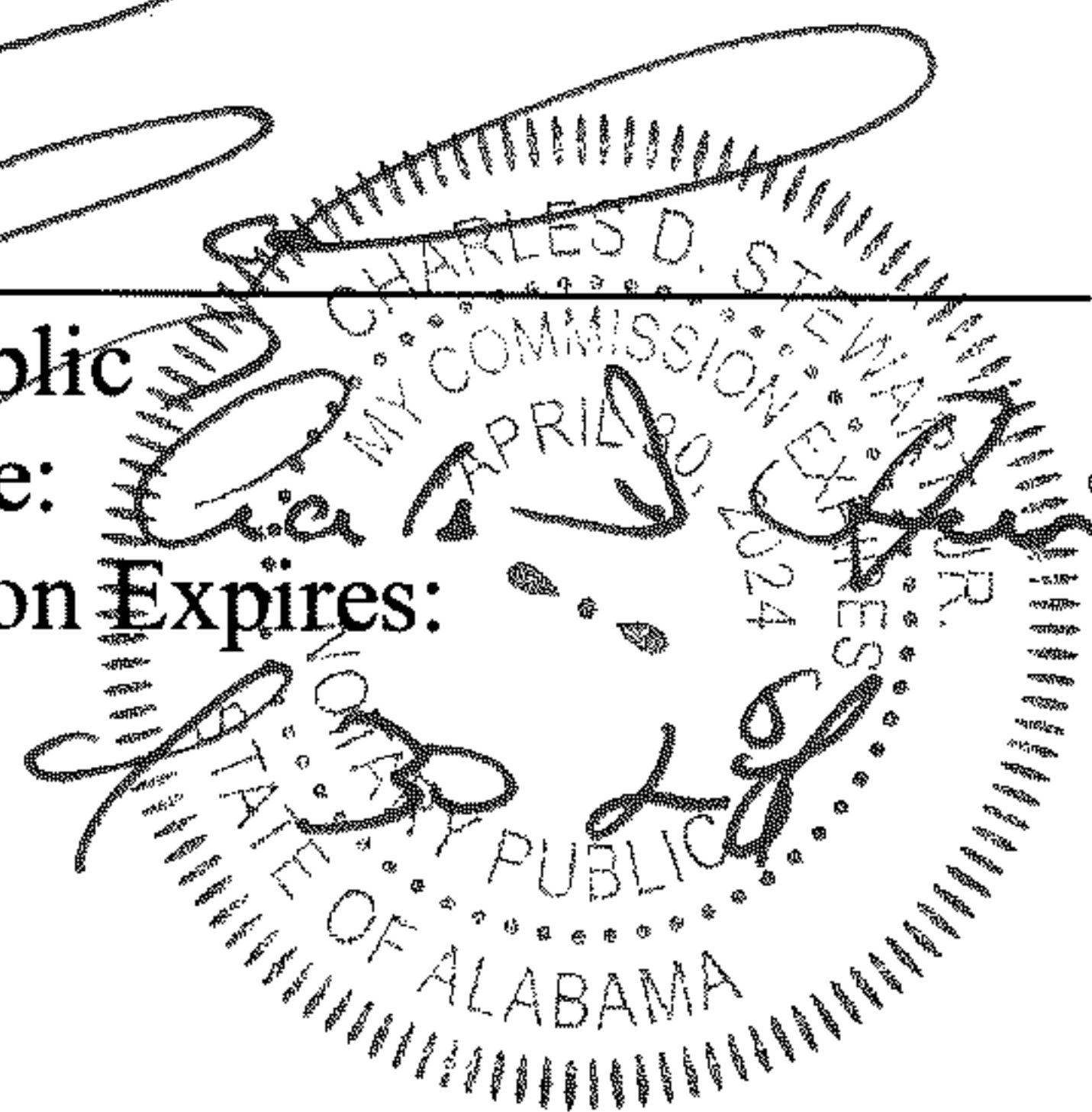
Jill Kelley
Jill Kelley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill Kelley whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of July, 2024.

[Signature]
Notary Public
Print Name: *Charles D. Stewart Jr.*
Commission Expires: *April 30, 2024*

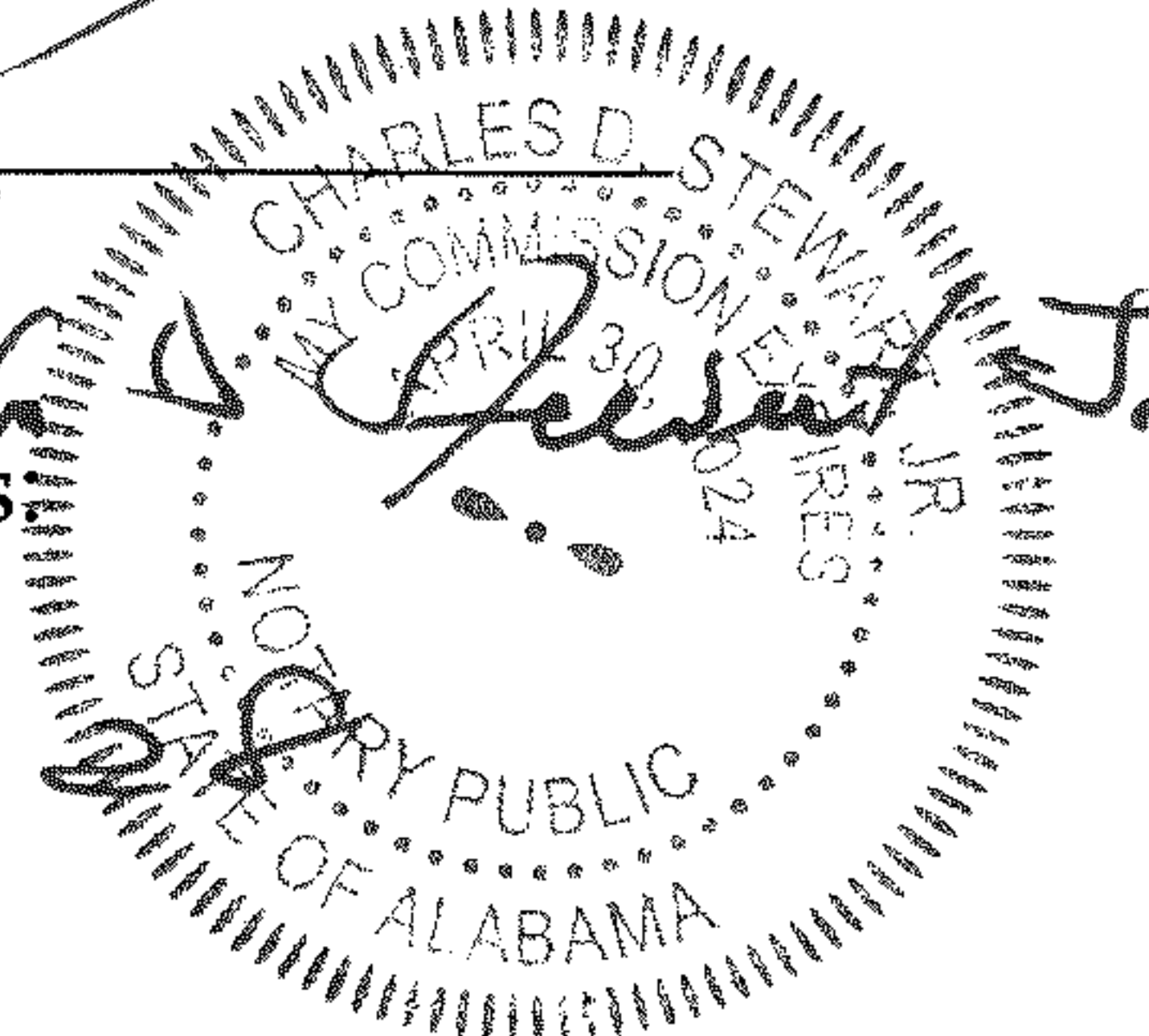


State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill Kelley, whose name as Agent and Attorney in Fact for William Clegg Kelley, 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, she executed the same voluntarily in her capacity as Attorney in Fact for William Clegg Kelley on the day the same bears date.

Given under my hand and official seal this the 31 day of July, 2024.

[Signature]
Notary Public
Print Name: *Charles D. Stewart Jr.*
Commission Expires: *April 30, 2024*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/02/2024 09:16:00 AM
\$250.00 BRITTANI
20240802000239870

Allie S. Bevil