

Send Tax Notice to:

Allie V. Green

148 Chesser Reserve Drive
Chelsea, AL 35043

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-6477

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

James Blair Acton, III and Shannon Reilly Acton, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

1047 Watersedge Circle, Birmingham, AL 35242

by **Allie V. Green (herein referred to as "Grantee"),** whose mailing address is

148 Chesser Reserve Dr., Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **148 Chesser Reserve Dr., Chelsea, AL 35043,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$292,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Shannon Reilly Acton, grantor herein, and Shannon Marie Reilly, grantee in that certain deed recorded in Instrument #20210324000149160 in the Probate Office of Shelby County, Alabama, are one and the same person.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 6th day of September, 2024

James Blair Acton III
James Blair Acton, III

Shannon Reilly Acton
Shannon Reilly Acton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James Blair Acton, III and Shannon Reilly Acton 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 6th day of September, 2024.

[Signature]
Notary Public
My Commission Expires:

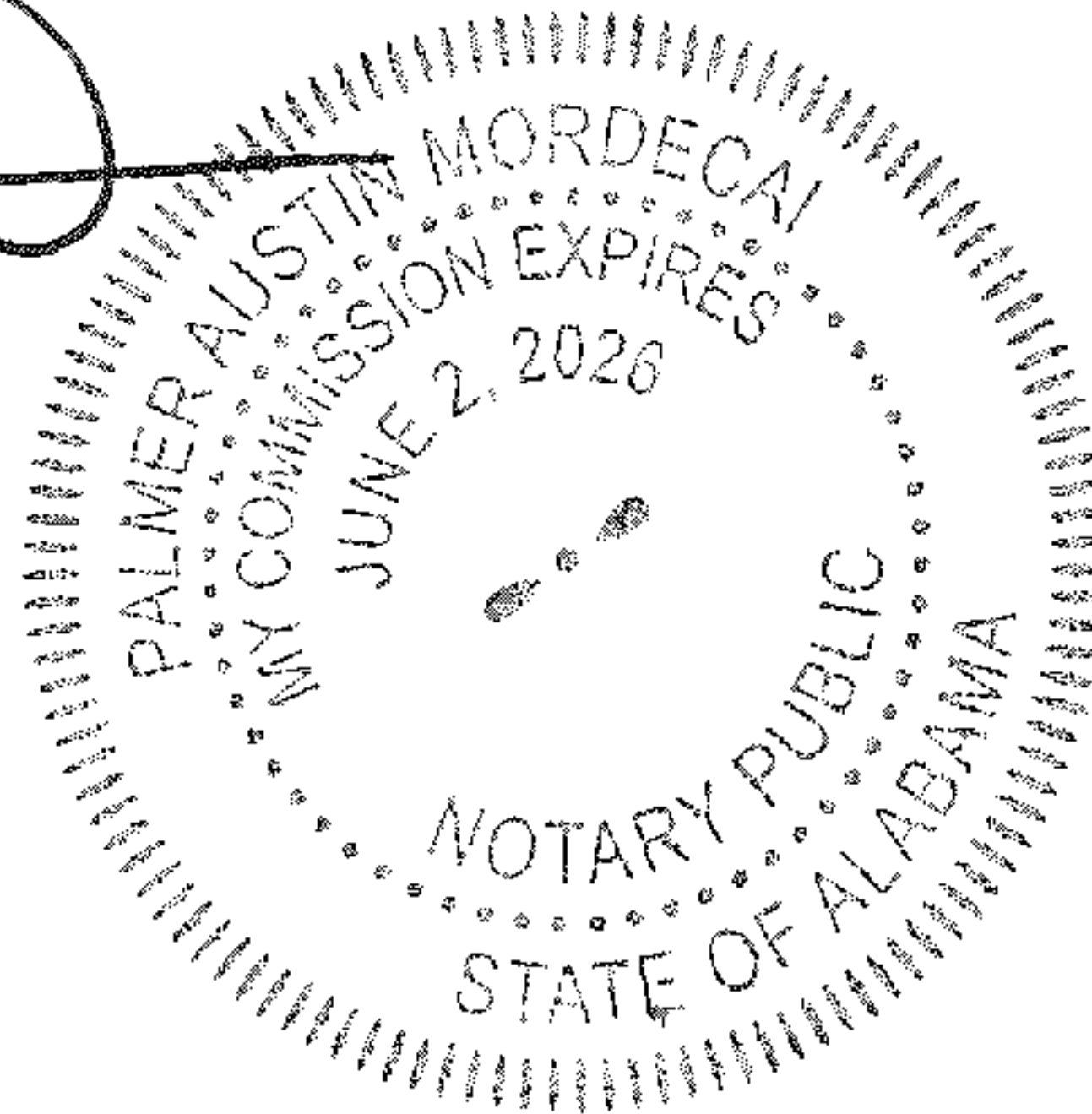


EXHIBIT A

Property 1:

Lot 12A, according to the Resurvey of Chesser Reserve Phase 1, as recorded in Map Book 44, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Reserve as recorded in Instrument #2007070000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2024 03:40:14 PM
\$61.50 PAYGE
20240909000279700

Allen S. Bayl