

SEND TAX NOTICE TO:

Jessica Parson
140 Kings Crest Lane
Pelham, AL 35124

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 **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Chris Rollin Sample, an unmarried man**, whose address is 1315 County Road 35, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Jessica Parson**, whose address is 140 Kings Crest Lane, Pelham, AL 35124 (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 **Jessica Parson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1032 9th Avenue Southwest, Alabaster, AL 35007** to-wit:

Lot 10, in Block 3, according to the Survey of Bermuda Hills, Third Sector, as recorded in Map Book 7, Page 15, in the Office of the Judge of Probate of Shelby County Alabama.

And Also,

Part of Lot 3, in Block 3, of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said Lot 3; thence in a southeasterly direction along the southwesterly line of said Lot 3, a distance of 120.02 feet to the southeast corner of said Lot 3; thence in a northerly direction along the easterly line of said Lot 3, a distance of 48.0 feet; thence 90 degrees left, in a westerly direction, a distance of 110.00 feet 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.

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 19th day of November, 2024.

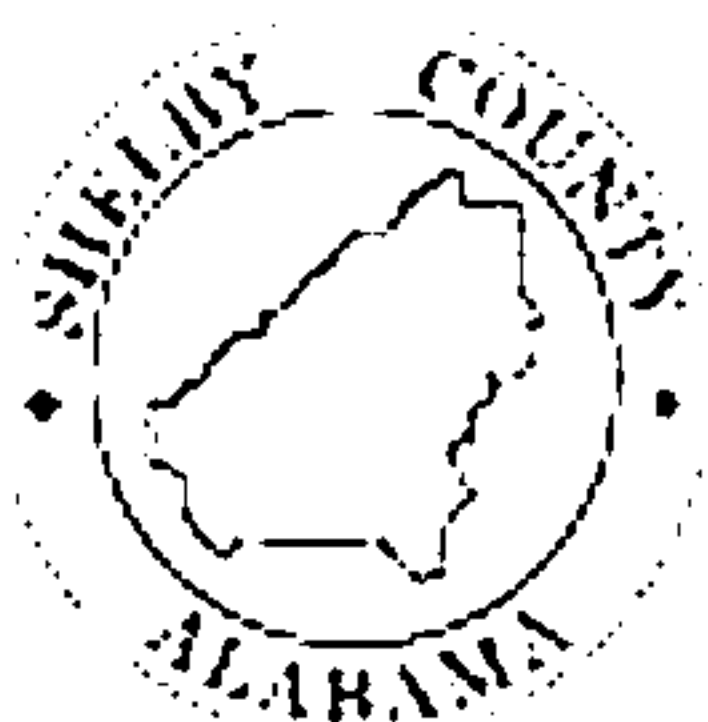
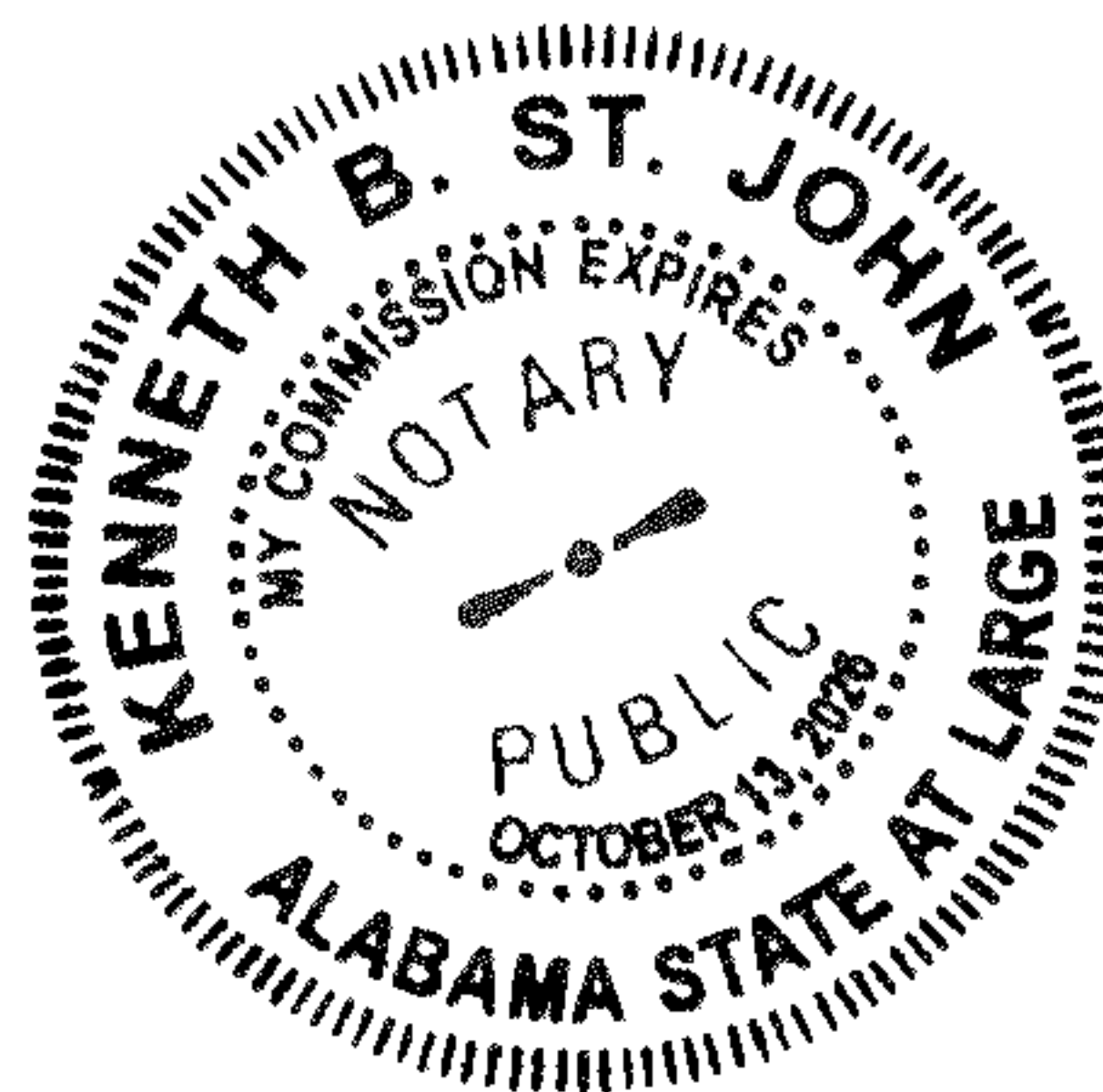

Chris Rollin Sample

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Chris Rollin Sample whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 2024.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2024 08:08:02 AM
\$185.00 JOANN
20241120000359560

