

Send tax notice to:  
Chase Carter  
291 Chesser Plantation Lane  
Chelsea, AL 35043

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

STATE OF ALABAMA  
Shelby COUNTY

2024366T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$227,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **George S Shunnarah and Deborah J Shunnarah, Husband and Wife** whose mailing address is: 841 Villa Lane Birmingham AL 35210 (hereinafter referred to as "Grantors") by **Chase Carter and Dilma Carter** whose property address is: **1010 Stone Briar Lane, Birmingham, AL, 35242** 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 3, according to the Final Plat of a Subdivision for Single Family Residences Stone Briar, as recorded in Map Book 38, page 108, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

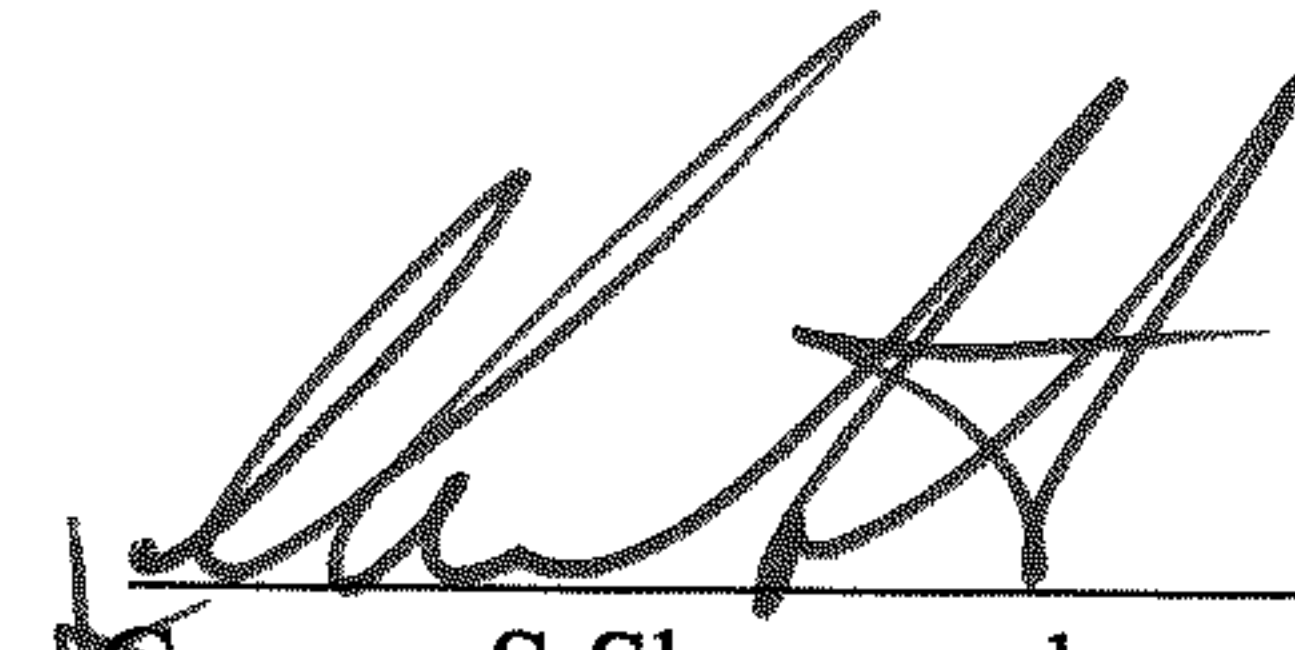
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements, and building setback lines as shown on the recorded map and survey of Final Plat of a Subdivision for Single Family Residences Stone Briar, as recorded in Map Book 38, page 108, 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, including those recorded in Deed Book 121, page 294 and Deed Book 60, page 260.
4. Covenants, Conditions and Restrictions, as recorded in Book 265, page 96, and in Instrument #20041027000593570, in the Probate Office of Shelby County, Alabama.
5. Covenant and Agreement for Water Service recorded in Real 235, page 574; and amended in Instrument #1993, 20849 and Instrument #1992-20786, in the Probate Office of Shelby County, Alabama.
6. Agreement for Shelby Cable, Inc., recorded in Real 250, page 545, in the Probate Office of Shelby County, Alabama.
7. Right of way granted to the Water Works and Sewer Board of the City of Birmingham recorded in Book LR200608, page 19522, in the Probate Office of Jefferson County, Alabama.
8. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company recorded in Instrument #20160902000320520, in the Probate Office of Shelby County, Alabama.
9. Acknowledgement of Turnover recorded in Instrument #20040723000410390, in the Probate Office of Shelby County, Alabama.
10. Articles of Incorporation of Stone Briar Residential Association, Inc., recorded in Misc. Book 42, page 835, in the Probate Office of Shelby County, Alabama.
11. Notice regarding Availability of Sanitary Sewer Service with SWWC Utilities as recorded in Instrument #20131204000469370, in the Probate Office of Shelby County, Alabama.
12. Easement granted to Alabama Power Company recorded in Instrument #20070517000231020 and Instrument #20171102000397540, in the Probate Office of Shelby County, Alabama.
13. Maintenance Agreement as recorded in Instrument #20150807000272760, in the Probate Office of Shelby County, Alabama.

\$0.00 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 11 day of December, 2024.

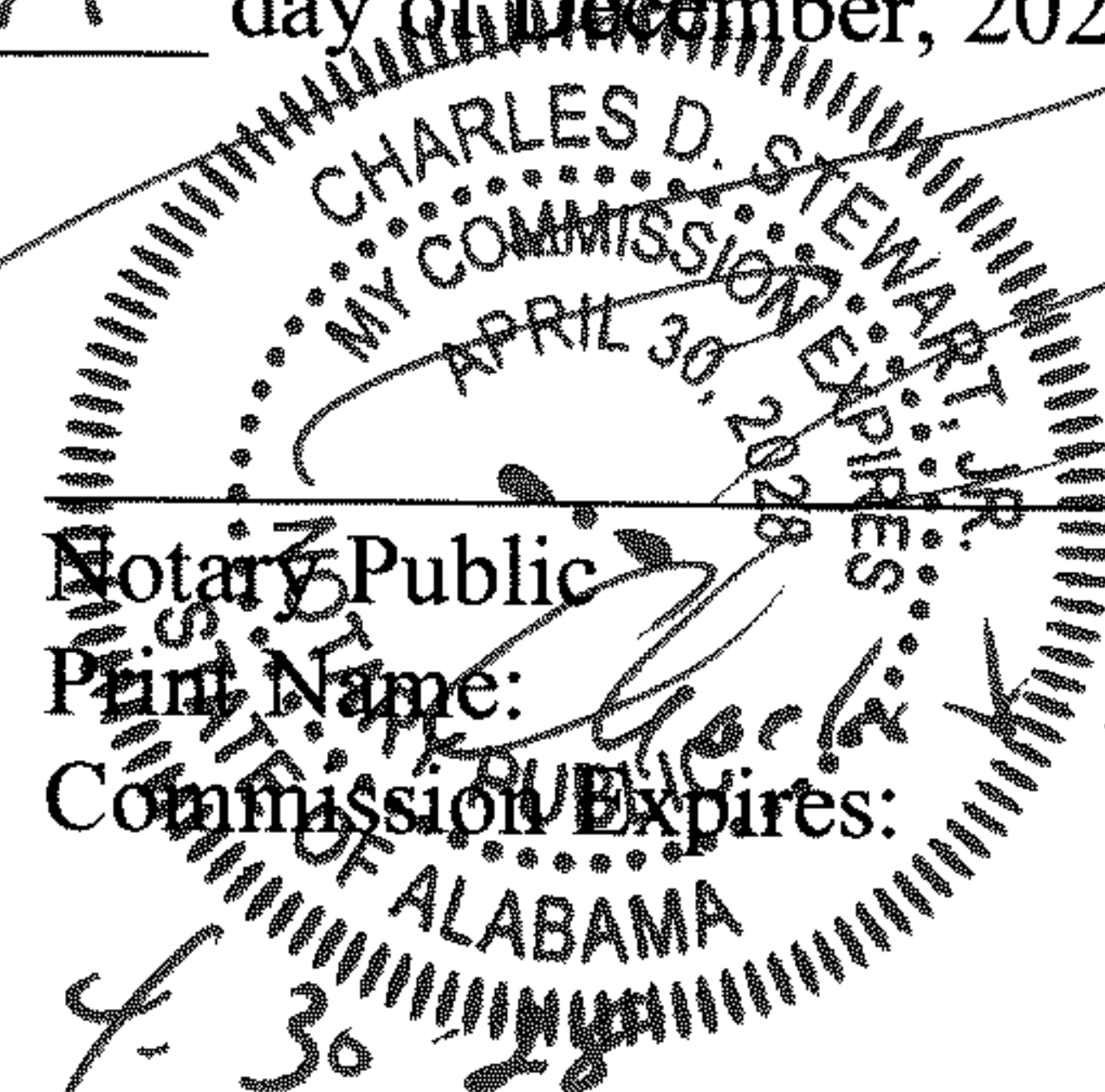
  
George S Shunnarah

  
Deborah J Shunnarah

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George S Shunnarah and Deborah J Shunnarah 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 11 day of ~~December~~, 2024.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 4-30-28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/17/2024 02:44:56 PM  
\$252.50 BRITTANI  
20241217000385600

