

Send Tax Notice to:  
Gerbin Rolando Chavez-Paz, Gerbin  
Noeld Chavez, and Yadira Yamileth  
Chavez,  
1009 Sandhurst Circle  
Birmingham, AL 35242  
File: MDY-24-9675

This Instrument Prepared By:  
**Robert McNearney**  
**2345 Moody Parkway**  
**Unit 206**  
**Moody, AL 35004**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) 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

**Daniel Scott Jones and Heather Ann Jones, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

**109 Saddlewalk Dr., Thompson Station, TN 37179**

by **Gerbin Rolando Chavez-Paz, Gerbin Noeld Chavez, and Yadira Yamileth Chavez (herein referred to as "Grantee," whether one or more),** whose mailing address is

1009 Sandhurst Circle, Birmingham, AL 35242

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 property, which has a mailing address of **2137 Chelsea Park Bend, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$225,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 12<sup>th</sup> day of December, 2024.

Daniel Scott Jones  
Daniel Scott Jones  
Heather Ann Jones  
Heather Ann Jones

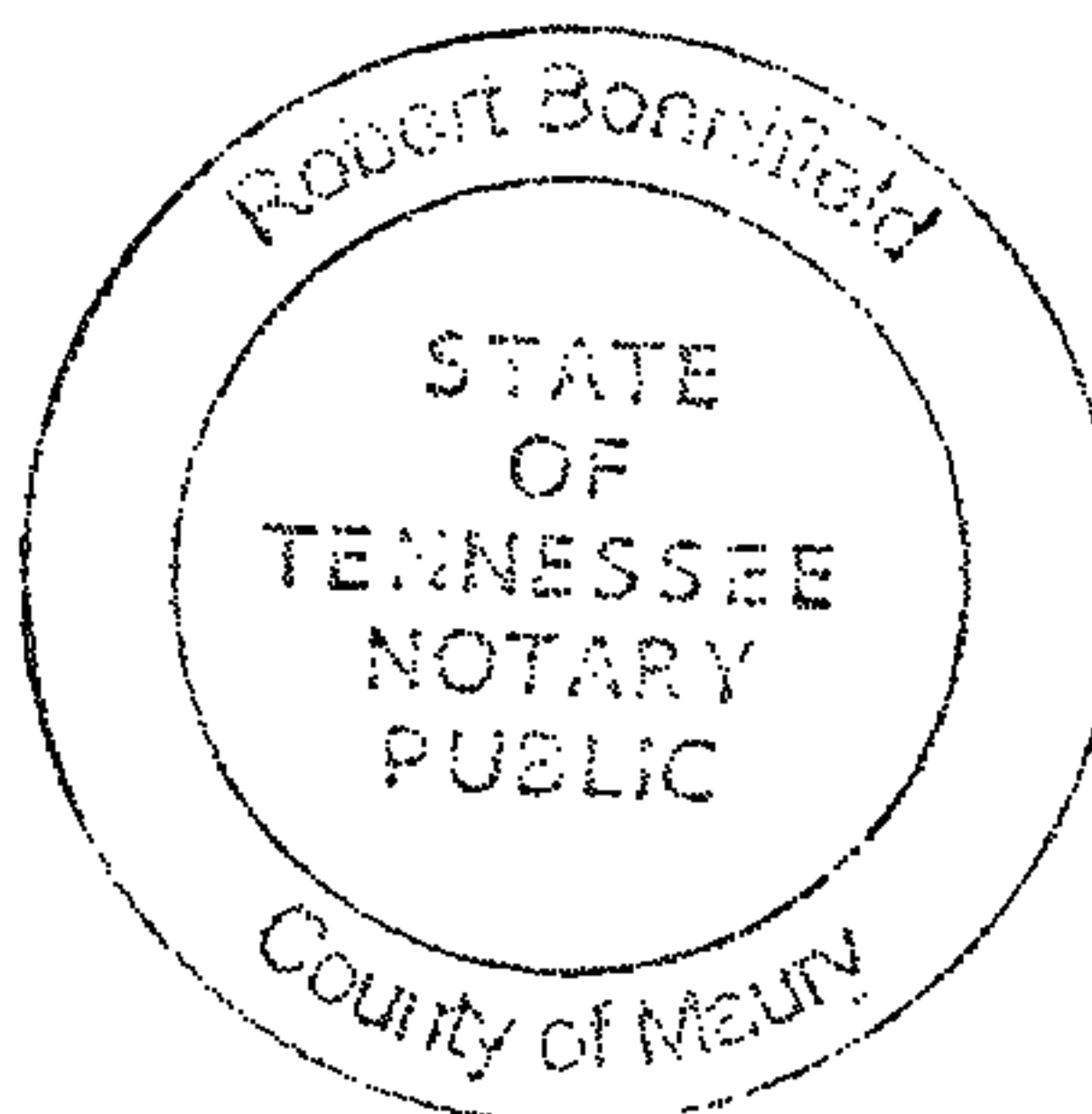
STATE OF Tennessee  
COUNTY OF Williamson

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel Scott Jones and Heather Ann Jones 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 12<sup>th</sup> day of December, 2024.

Robert Bonfield  
Notary Public  
My Commission Expires:

JUN 24 2028

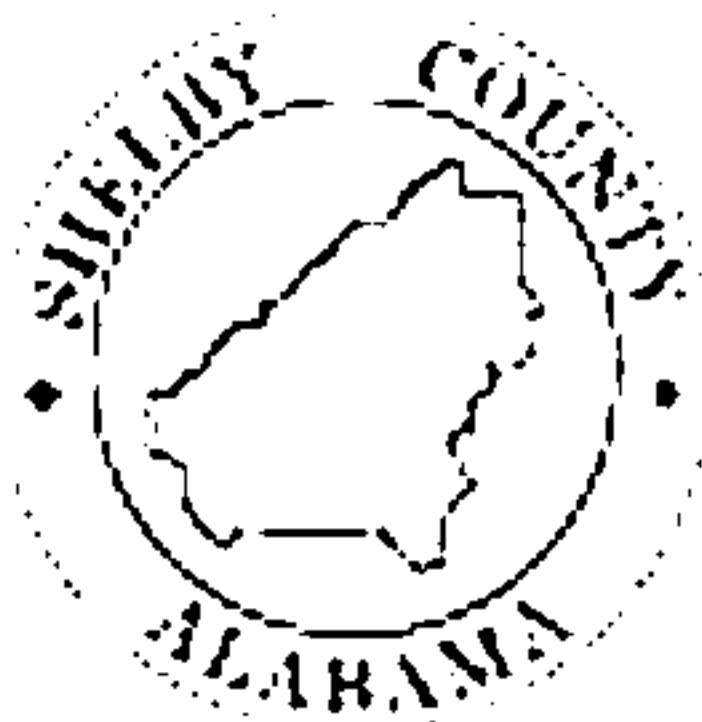


**EXHIBIT A**

**Property 1:**

Lot 4-96, according to the Plat of Chelsea Park Fourth Sector, as recorded in Map Book 34, Page 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, inc. and recorded as Instrument No. 20050425000195430, and Supplementary Declaration as recorded in Instrument No. 20151230000442840, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/18/2024 01:24:10 PM**  
**\$104.00 JOANN**  
**20241218000386560**

General Warranty Deed - JTROS (AL)

*Allen S. Bayl*