
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
James Michael Petruzella, II
2101 Chandabrook Dr.
Pelham, AL 35124

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighteen Thousand And No/100 (\$318,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, I/we, **Jacob H. Justice and Katherine J. Justice**, a married couple, (herein referred to as Grantor(s)), whose mailing address is 236 Montgomery Ln., Birmingham, AL 35209 does/do hereby grant, bargain, sell and convey unto **James Michael Petruzella, II** (herein referred to as Grantee(s)), whose mailing address is 2101 Chandabrook Dr., Pelham, AL 35124 the following described real estate, situated in Shelby County, Alabama, the address of which is 2101 Chandabrook Dr., Pelham, AL 35124 to-wit:

LOT 25, ACCORDING TO THE SURVEY OF CHAPARRAL, THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 165 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Source of Title: Warranty Deed from Sharon B. Ziemak to Jacob H. Justice and Katherine J. Justice dated August 21, 2020 and recorded August 25, 2020 as instrument 20200825000370670 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

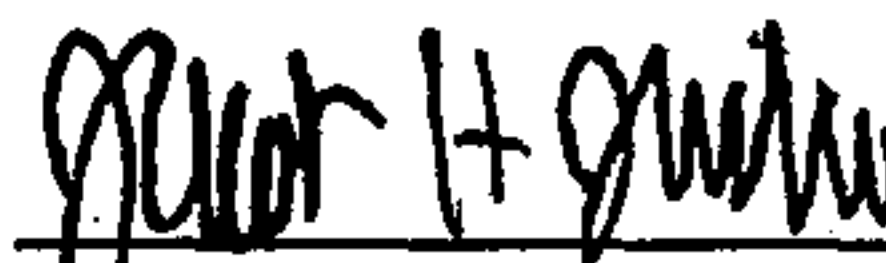
\$76,312.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

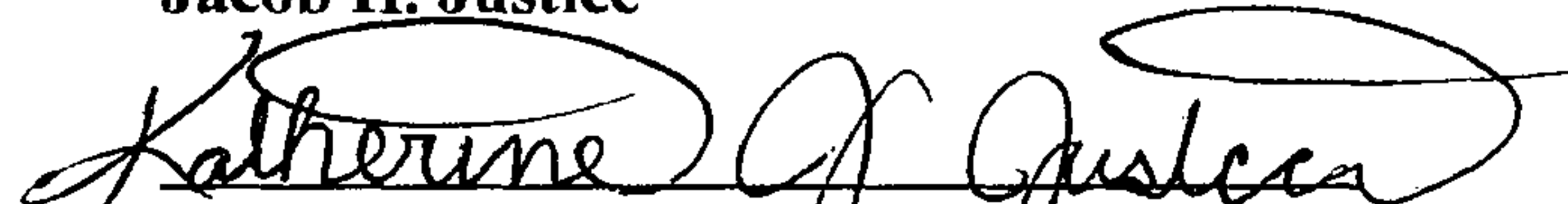
TO HAVE AND TO HOLD unto the said Grantee(s), his, her or their heirs and assigns, forever.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee(s), his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of January, 2025.


Jacob H. Justice


Katherine J. Justice

STATE OF ALABAMA

COUNTY OF SHELBY

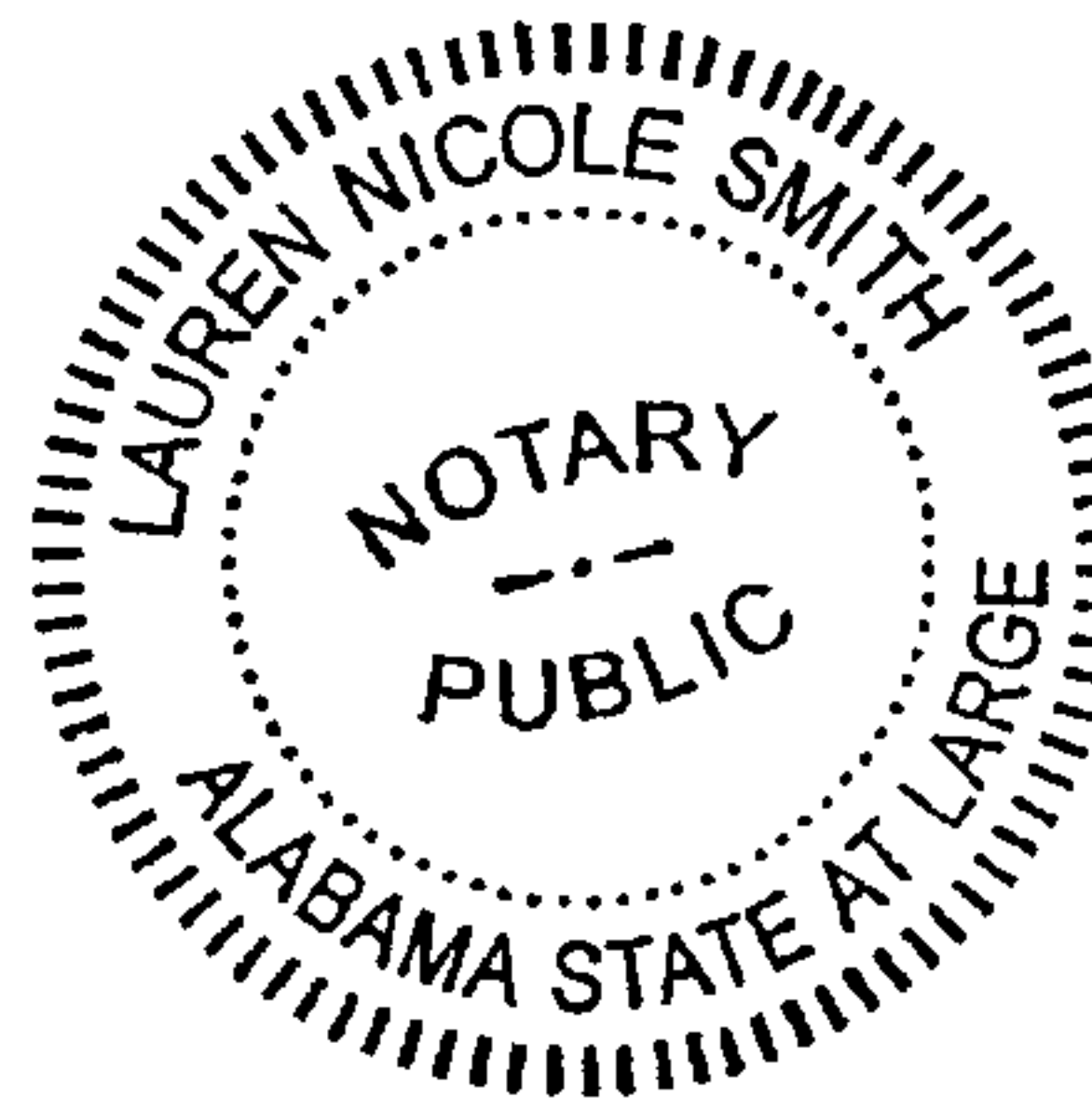
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jacob H. Justice and Katherine J. Justice**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of January, 2025.


Notary Public

My commission expires: 02/09/2028 MY COMMISSION EXPIRES:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2025 09:51:10 AM
\$267.00 JOANN
20250103000002540

