



20250108000009280 1/3 \$218.50
Shelby Cnty Judge of Probate, AL
01/08/2025 03:49:31 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
GRANT H HOWARD, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
JOSHUA STEPHEN WILLIAMSON
130 CHESSER LOOP ROAD
CHELSEA, ALABAMA 35043

Tax Assessment Value: \$ 288,400.00
2/3 interest being conveyed = \$190,344.00

STATE OF ALABAMA)
) **GENERAL WARRANTY DEED**

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred and 00/100 (\$100.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **AMY MARIE JORDAN**, a married individual, whose address is 2268 Riverwood Drive, Auburn, AL 36830, as to a one-third (1/3) interest, and **JEREMY ROBERT WILLIAMSON**, a married individual, whose address is 5407 26th Avenue SW, Seattle, WA 98106, as to a one-third (1/3) interest, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JOSHUA STEPHEN WILLIAMSON**, whose address is 130 Chesser Loop Road, Chelsea, AL 35043, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, having an address of 130 Chesser Loop Road, Chelsea, Alabama 35043, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 145, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, page 49, in the Probate Office 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 of the Cottages at Chesser, recorded in Instrument 20040511000248910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Note: The preparer of this deed has not researched the title to subject property.

Subject to building lines, easements, rights of way, setback lines and restrictions, if any, of record.

Subject property does not constitute the homestead property of the Grantors herein, or their spouses, as defined by the Code of Alabama.

Shelby County, AL 01/08/2025
State of Alabama
Deed Tax: \$190.50



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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, has hereunto set her hand and seal this the 21st day of December, 2024.

Amy Marie Jordan
AMY MARIE JORDAN

STATE OF ALABAMA)
COUNTY OF Lee)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that AMY MARIE JORDAN, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of December, 2024.

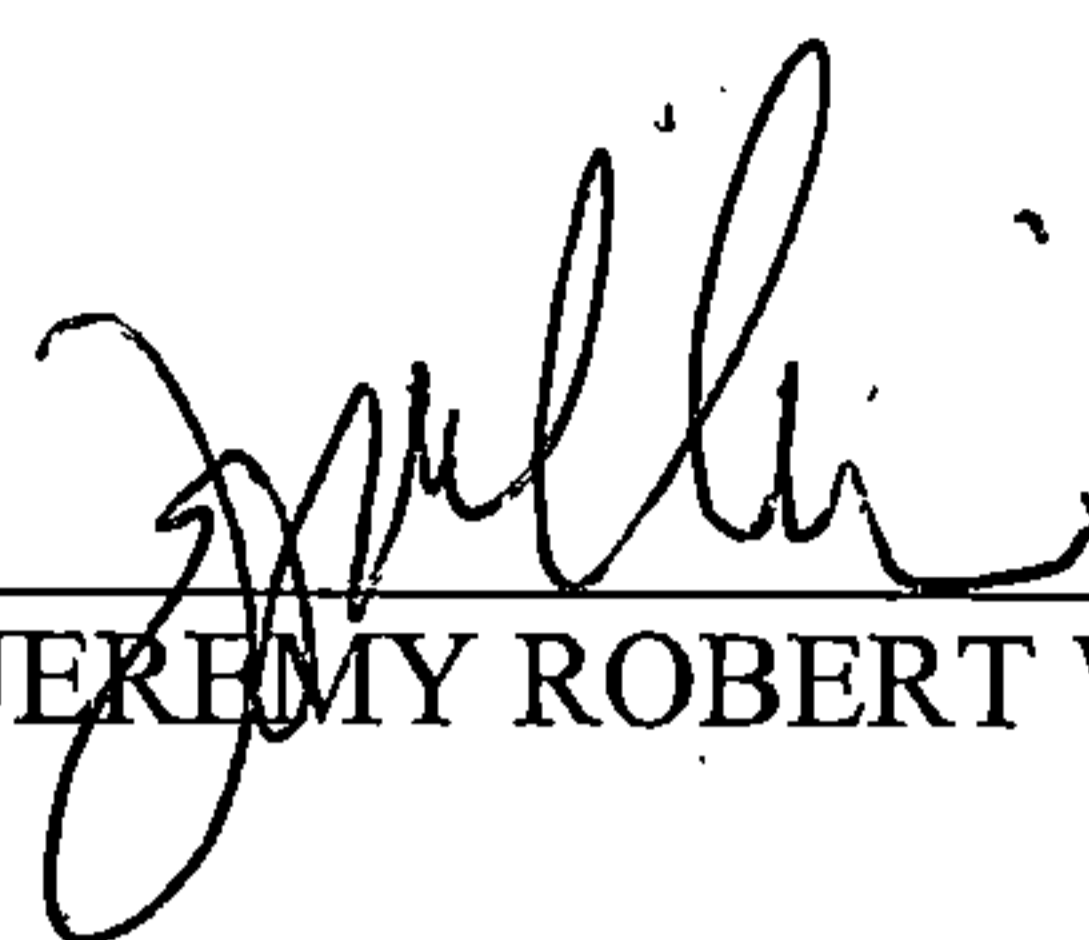
Katherine M. Cole
NOTARY PUBLIC
My Commission Expires: 01/20/2025

KATHERINE M COLE
Notary Public
Alabama State at Large



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IN WITNESS WHEREOF, said GRANTOR, has hereunto set his hand and seal this the 27 day of December, 20 24.




JEREMY ROBERT WILLIAMSON

STATE OF WASHINGTON)
COUNTY OF Thurston)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JEREMY ROBERT WILLIAMSON, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of December, 20 24.





NOTARY PUBLIC
My Commission Expires: 03-09-26