

Send Tax Notice to:
Erika S. Ballard
126 Cambridge Pointe Circle
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-9654**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)** 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 **Katie Cyr Manuel, formerly known as Katie Nicole Cyr, and Christopher Brian Manuel, wife and husband (herein referred to as "Grantor," whether one or more),** whose mailing address is 365 Wynlake Drive, Alabaster, AL 35007
by **Erika S. Ballard, (herein referred to as "Grantee"),** whose mailing address is 126 Cambridge Pointe Circle, Alabaster, AL 35007
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **126 Cambridge Pointe Circle, Alabaster, AL 35007,**
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.

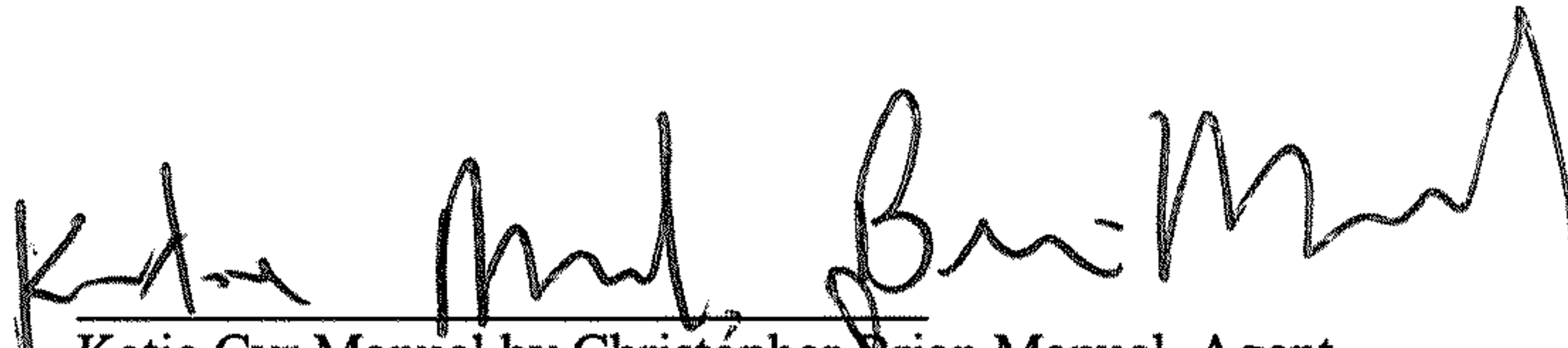
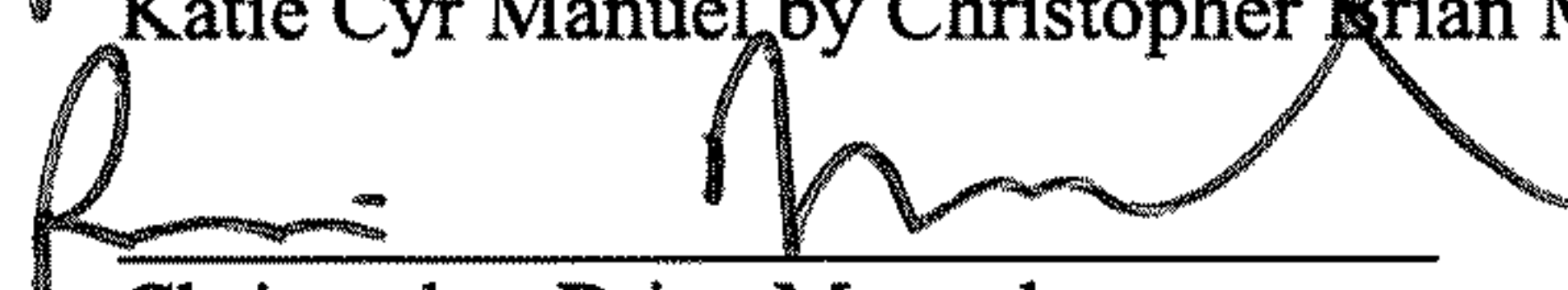
MINING AND MINERAL RIGHTS EXCEPTED.

\$235,653.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

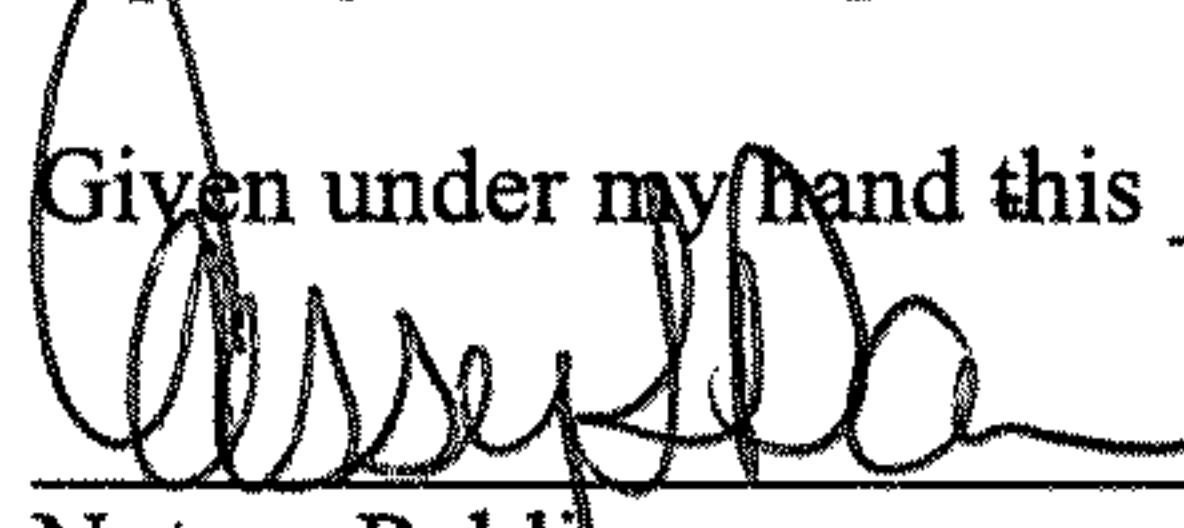
The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right 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, his/her heirs and assigns forever, against the lawful claims of all persons.

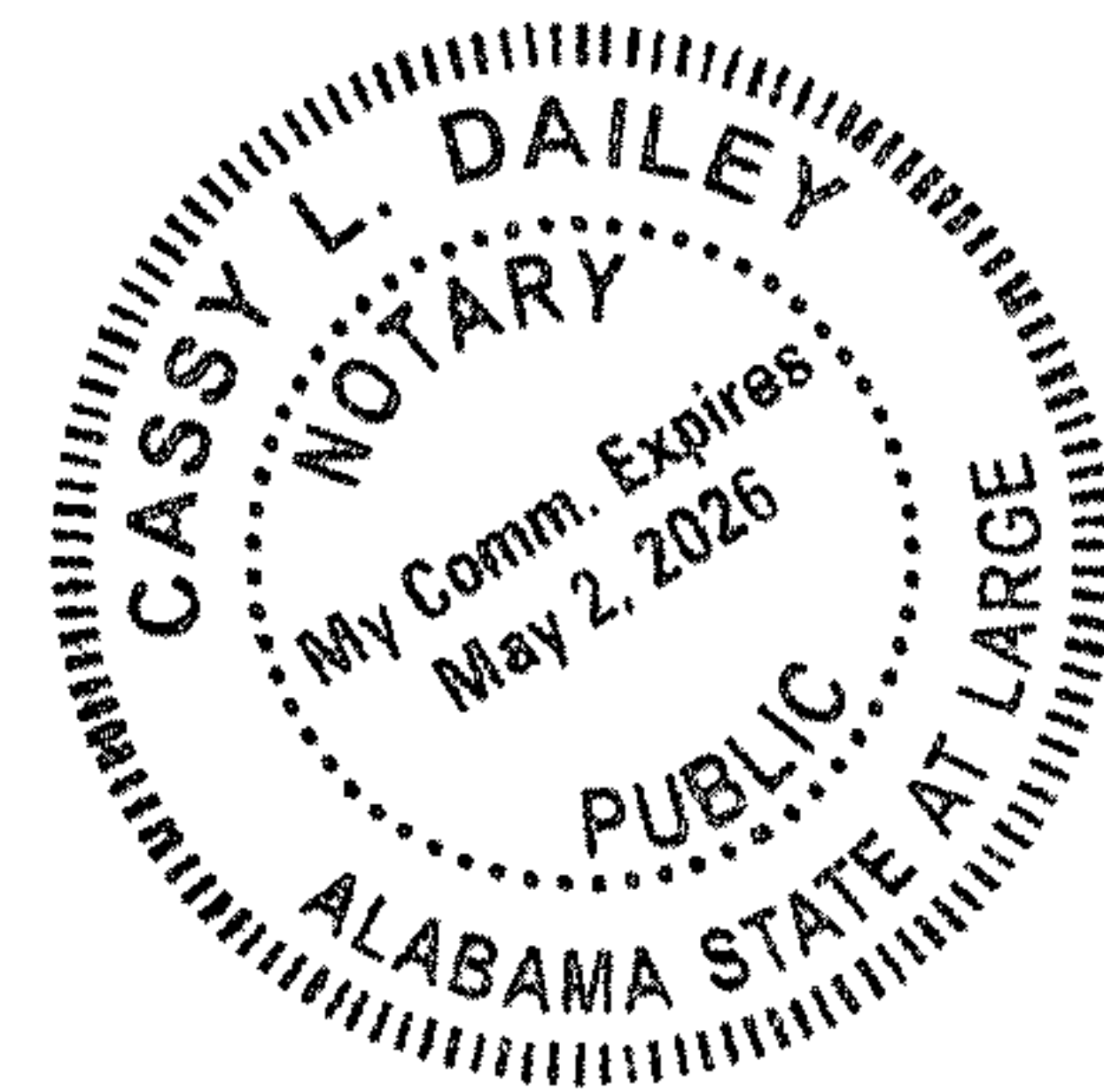
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of December 2024.


 Katie Cyr Manuel by Christopher Brian Manuel, Agent

 Christopher Brian Manuel

State of Alabama
 County of Shelby

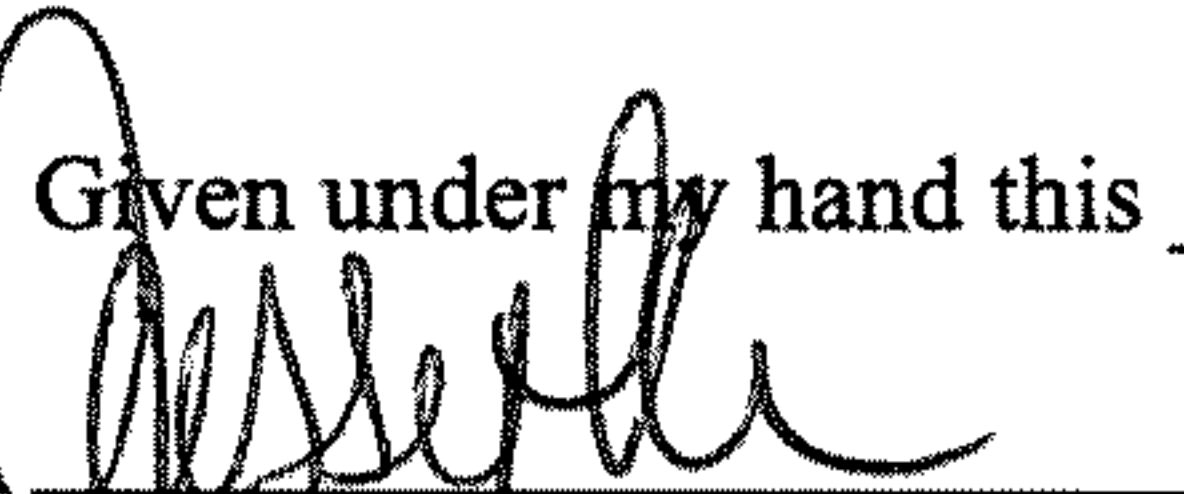
I, Cassy L. Dailey, a Notary Public, hereby certify that **Christopher Brian Manuel**, whose name is signed as Agent for **Katie Cyr Manuel** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of December, A. D. 2024

 Notary Public
Cassy L. Dailey
 Printed Name
 My Commission Expires: 05/02/2026



State of Alabama
 County of Shelby

I, Cassy L. Dailey, a Notary Public, hereby certify that **Christopher Brian Manuel**, 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of December, A. D. 2024

 Notary Public
Cassy L. Dailey
 Printed Name
 My Commission Expires: 05/02/2026

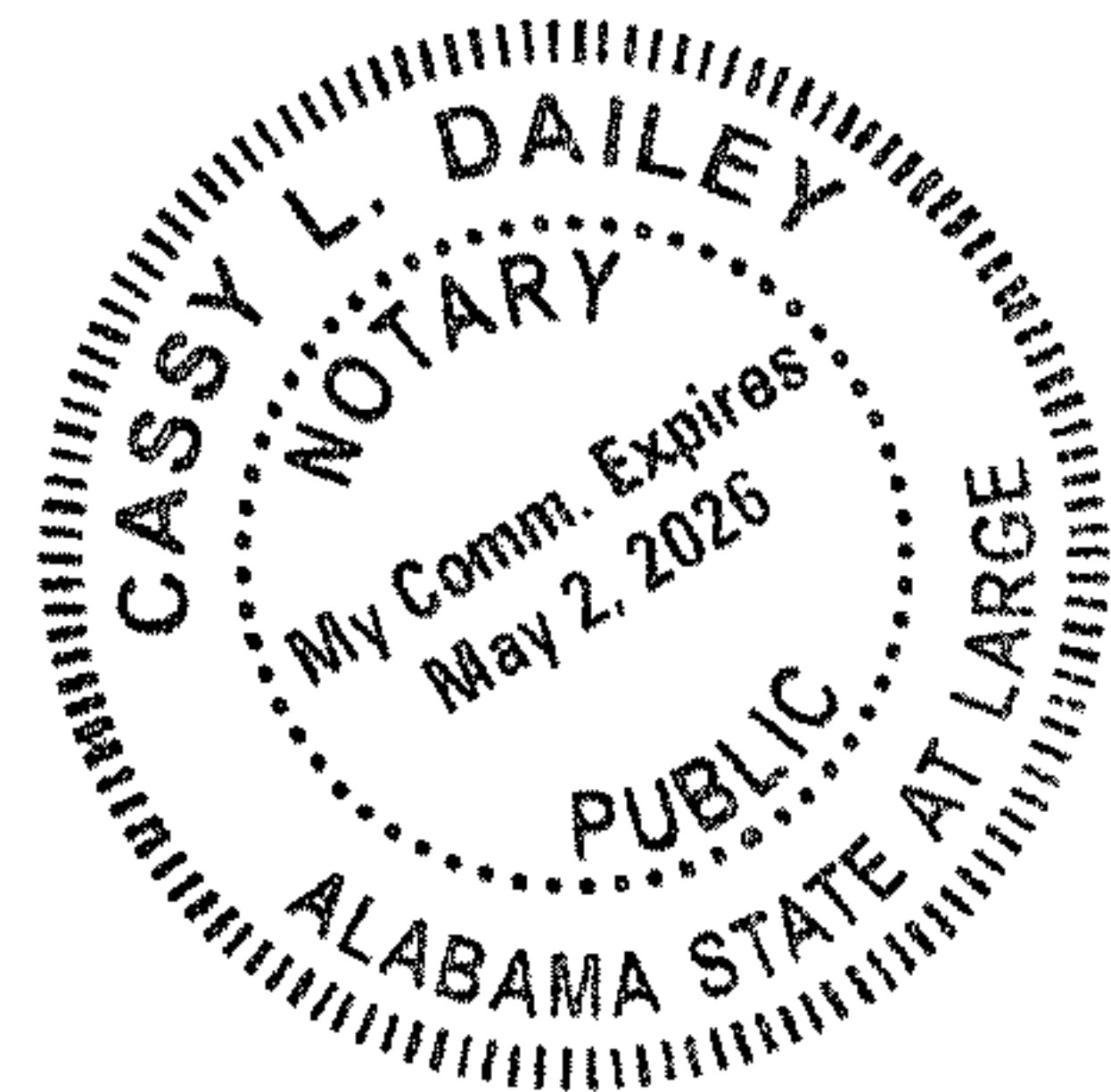
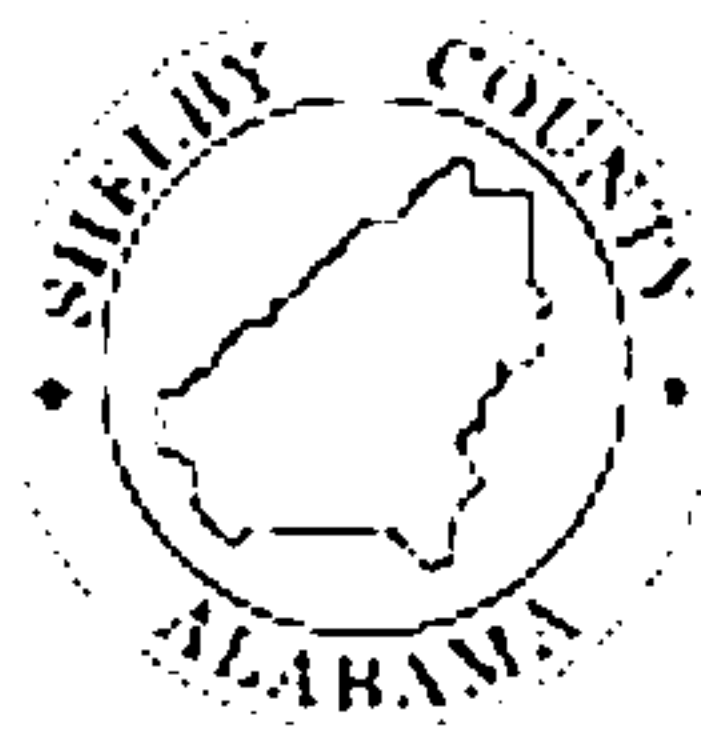


EXHIBIT A

Property 1:

Lot 21, according to the Survey of Cambridge Pointe, First Sector, as recorded in Map Book 17, Page 59, in the Office of the Judge of Probate of Shelby County Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2025 09:42:08 AM
\$33.50 BRITTANI
20250109000009750

Brittani S. Bayl