

SEND TAX NOTICE TO:

Charles Patrick O'Rourke, IV and Ashley Collins
O'Rourke
101 Carriage Creek Path
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED FORTY NINE THOUSAND AND 00/100 (\$749,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Connor Vintson and Haley Vintson, a married couple**, whose address is 159 Packer Street Birmingham, AL 35214, (hereinafter "Grantor", whether one or more), by **Charles Patrick O'Rourke, IV and Ashley Collins O'Rourke**, whose address is 101 Carriage Creek Path, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Charles Patrick O'Rourke, IV and Ashley Collins O'Rourke, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 101 Carriage Creek Path, Chelsea, AL 35043 to-wit:

Lot 1, according to the Final Plat of Carriage Creek Subdivision, as recorded in Map book 35, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Connor Vintson, and Haley Vintson, the grantee in deed recorded in Instrument Number 2021092200046357, is one and the same person as Connor Scott Vintson and Haley Ann Vintson.

Subject to a third-party mortgage in the amount of \$636,862.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of January, 2025.



Connor Vintson



Haley Vintson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Connor Vintson and Haley Vintson 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 31st day of January, 2025.



Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY Notary Public, Alabama State at Large My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2025 09:33:11 AM
\$137.50 PAYGE
20250203000031970

Allie S. Bayal