

Send Tax Notice to:  
Payton Chesser and Justin Chesser  
1312 Willow Oaks Drive  
Wilsonville, AL 35186

---

This Instrument Prepared By:  
Shami S. Malone  
111 Watterson Parkway  
Trussville, AL 35173

File: TVL-24-9515

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED AND 00/100 (\$184,500.00)** 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 **Walker Family Holdings LTD, an Alabama Corporation** (herein referred to as "Grantor," whether one or more), whose mailing address is

6969 Gadsden Highway, Trussville, AL 35173

by **Payton Chesser and Justin Chesser** (herein referred to as "Grantee," whether one or more), whose mailing address is

1312 Willow Oaks Drive, Wilsonville, AL 35186

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **Lot 2 Pine Grove Estates, Columbiana, AL 35051**, 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.

**\$147,600.00 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, their heirs, executors, administrators, and/or assigns forever.

The Grantors does for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right sell and convey the same as aforesaid; that it will, and its heirs, executors, administrators shall warrant and defend the same to the said Grantees, their 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 day of February, 2025.

Walker Family Holdings Ltd , an Alabama Corporation

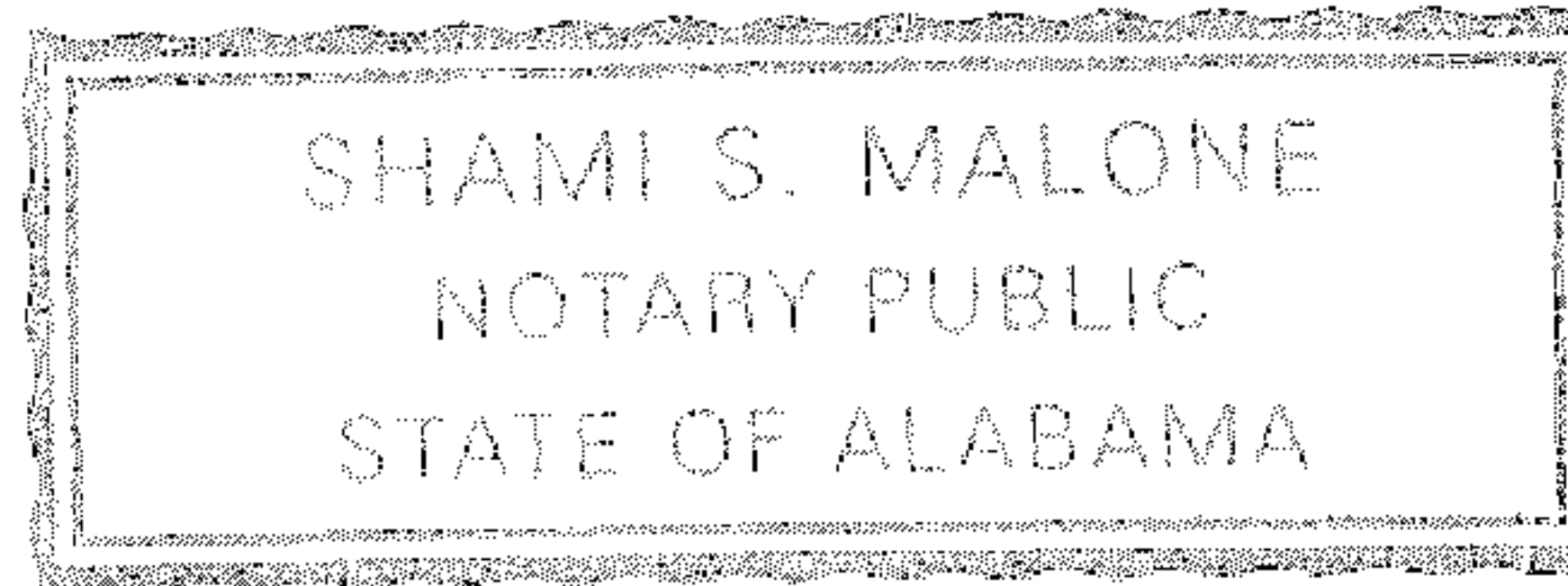
By: John Guy Walker  
John Guy Walker, President of JG Walker Realty, Inc as General Partner of the seller,  
Walker Family Holdings, Ltd.

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Guy Walker,** whose name **President of JR Walker Realty, Inc as General Partner of the seller, Walker Family Holdings LTD,** a/an **Alabama** corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of **Walker Family Holdings LTD,** on the day the same bears date.

Given under my hand and official seal this 12 day of February, 2025.

Shami S Malone  
Notary Public  
Shami S Malone  
Printed Name  
My Commission Expires: 11/3/2028



**EXHIBIT A**

**Property 1:**

Lot 2, of the Final Plat of Pine Grove Estates, as recorded in Map Book 61, Page 7, 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**  
**02/12/2025 02:02:42 PM**  
**\$65.00 BRITTANI**  
**20250212000043440**

*Allen S. Bayl*