

Send Tax Notice to:
Marcus Anthony St. John and Robert
Anthony St. John

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-1071

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY THREE THOUSAND AND 00/100 (\$383,000.00)** 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 **Alayna Messer and Max Gregory Messer, a married couple, and Jeremiah McLean, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

by **Marcus Anthony St. John and Robert Anthony St. John (herein referred to as "Grantee," whether one or more),** whose mailing address is

2147 Springfield Drive, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2147 Springfield Drive, Chelsea, AL 35043**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

This property is not the homestead of the grantor, Jeremiah McLean, nor that of their spouse.

\$376,062.00 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, 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(s), 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(s), 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 21 day of February, 2025.

Alayna Messer by Max Gregory Messer, Attorney-In-Fact

Alayna Messer by Max Gregory Messer, Attorney-In-Fact

Max Gregory Messer

Max Gregory Messer

Jeremiah McLean

State of Alabama
County of Jefferson

I, Robert O. McNearney, a Notary Public, hereby certify that **Max Gregory Messer**, whose name(s) is signed as Attorney in Fact for **Alayna Messer** 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 Attorney in Fact, executed the same voluntarily on the day the same bears date.

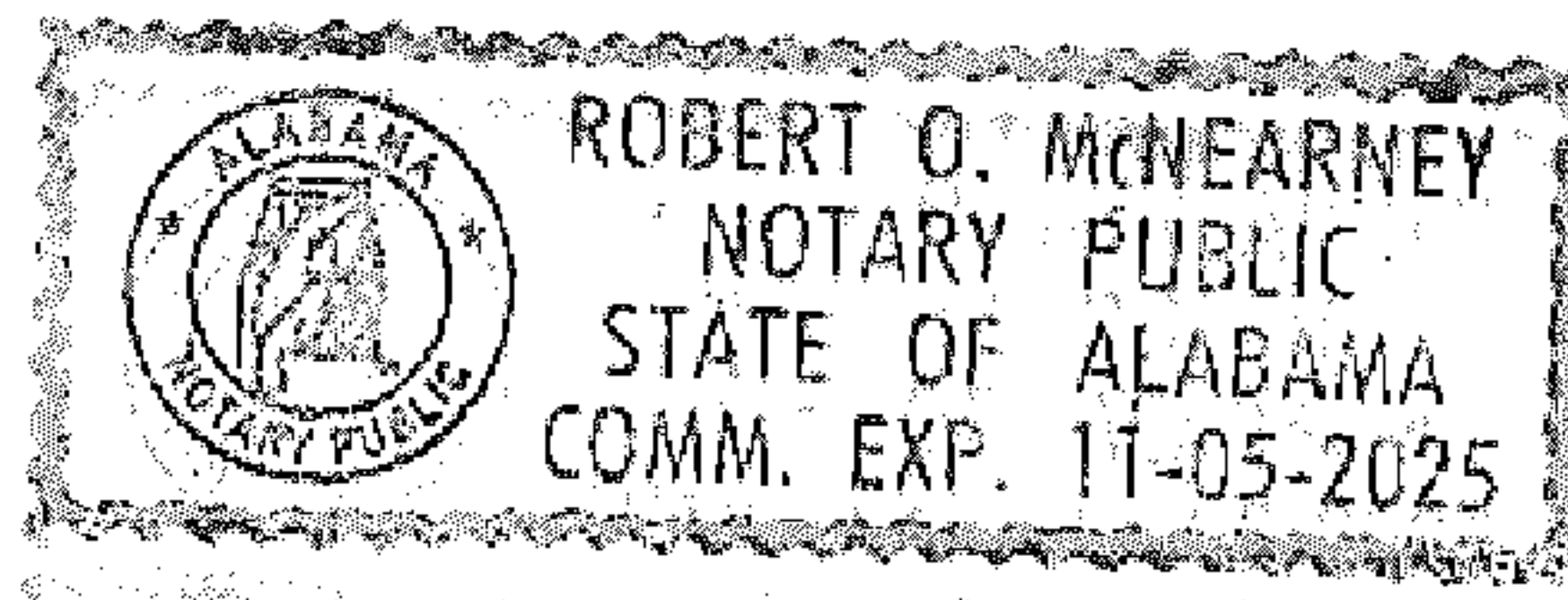
Given under my hand this 21 day of February, A. D. 2025.

Robert O. McNearney

Notary Public

Printed Name

My Commission Expires:



State of Alabama
County of Jefferson

I, Robert O. McNearney, a Notary Public, hereby certify that **Max Gregory Messer and Jeremiah McLean**, 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 21 day of February, A. D. 2025.

Robert O. McNearney

Notary Public

Printed Name

My Commission Expires:

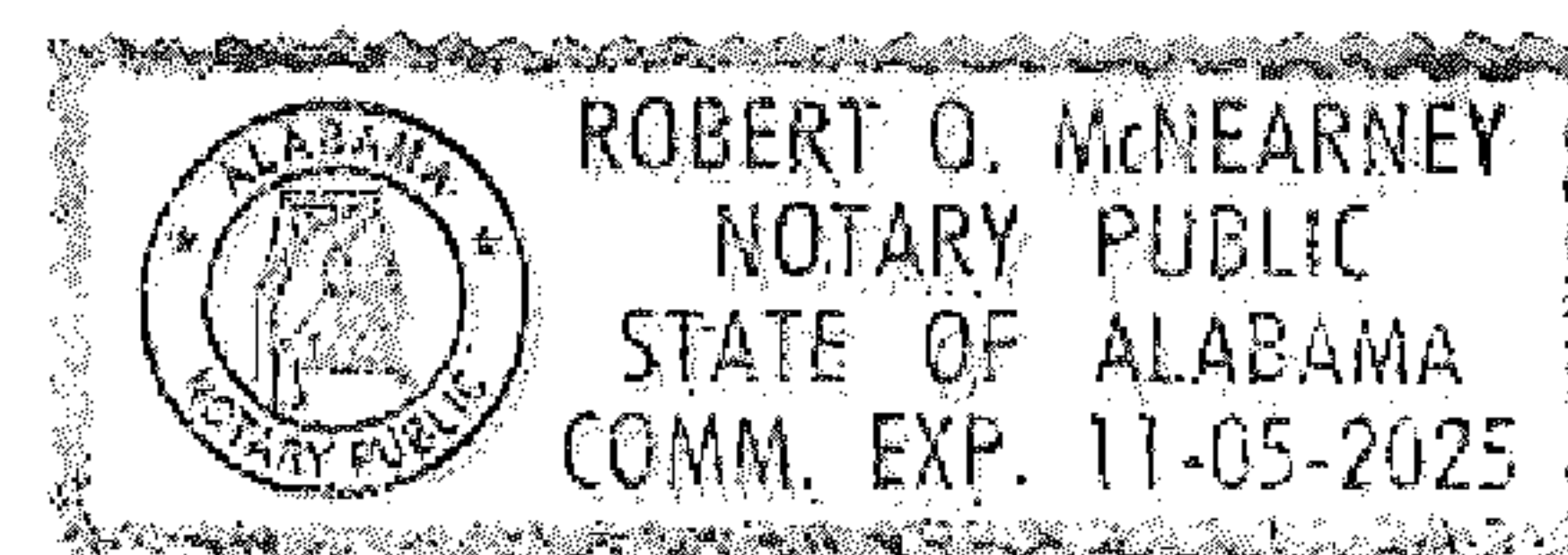


EXHIBIT A

Property 1:

Lot 7-71, according to the Survey of Chelsea Park 7th Sector, Sixth Addition, Grayson Place Neighborhood, as recorded in Map Book 53, Page 53 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 Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, filed for record as Instrument 20061229000634370 and Supplementary Declaration of Covenants Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2025 11:02:01 AM
\$36.00 JOANN
20250224000053970
General Warranty Deed – POA - JTROS (AL)

Allen S. Bayl