

SEND TAX NOTICE TO:

Sean Claridy
117 Hidden Creek Circle
Pelham, AL 35124

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 **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephen Lee Casey and Hannah Elizabeth Casey, acting through Stephen Lee Casey her attorney-in-fact, a married couple**, whose address is 110 Providence Pl Sylacauga AL 35151, (hereinafter "Grantor", whether one or more), by **Sean Claridy**, whose address is 117 Hidden Creek Circle, Pelham, AL 35124, (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 **Sean Claridy, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 117 Hidden Creek Circle, Pelham, AL 35124 to-wit:**

Lot 39, according to the Survey of Hidden Creek, Phase One, as recorded in Map Book 23, Page 97, in the Probate Office of Shelby County, Alabama.

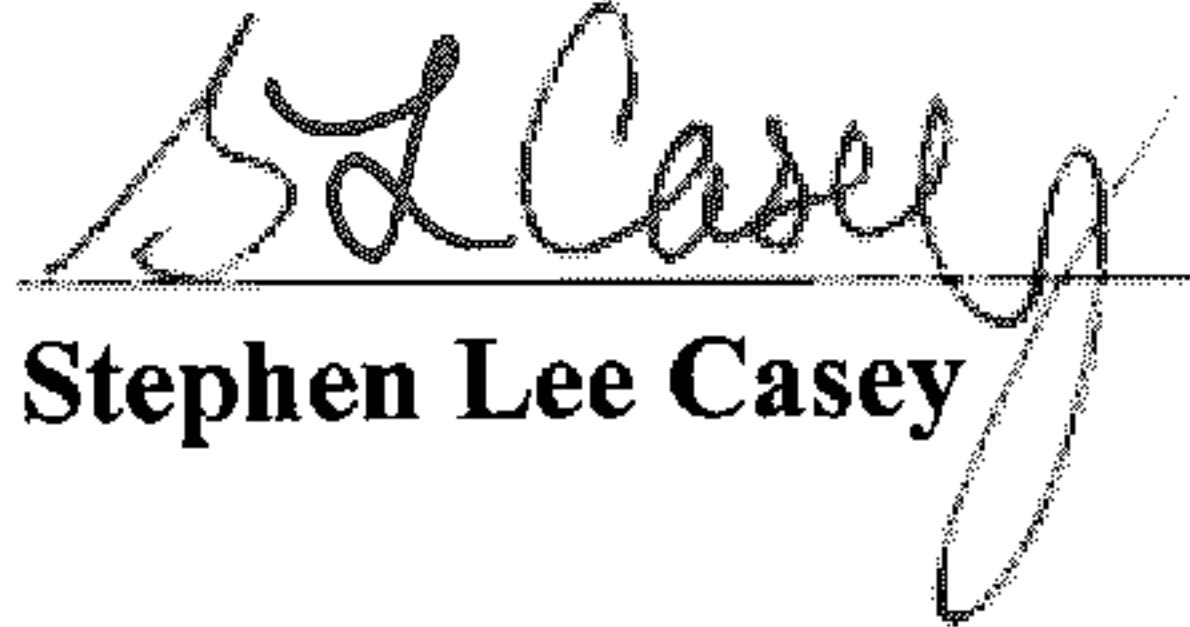
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Hannah Doak, the grantee in deed recorded in Instrument Number 20210830000420620, is one and the same person as Hannah Elizabeth Casey.

Subject to a third-party mortgage in the amount of \$203,700.00 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.

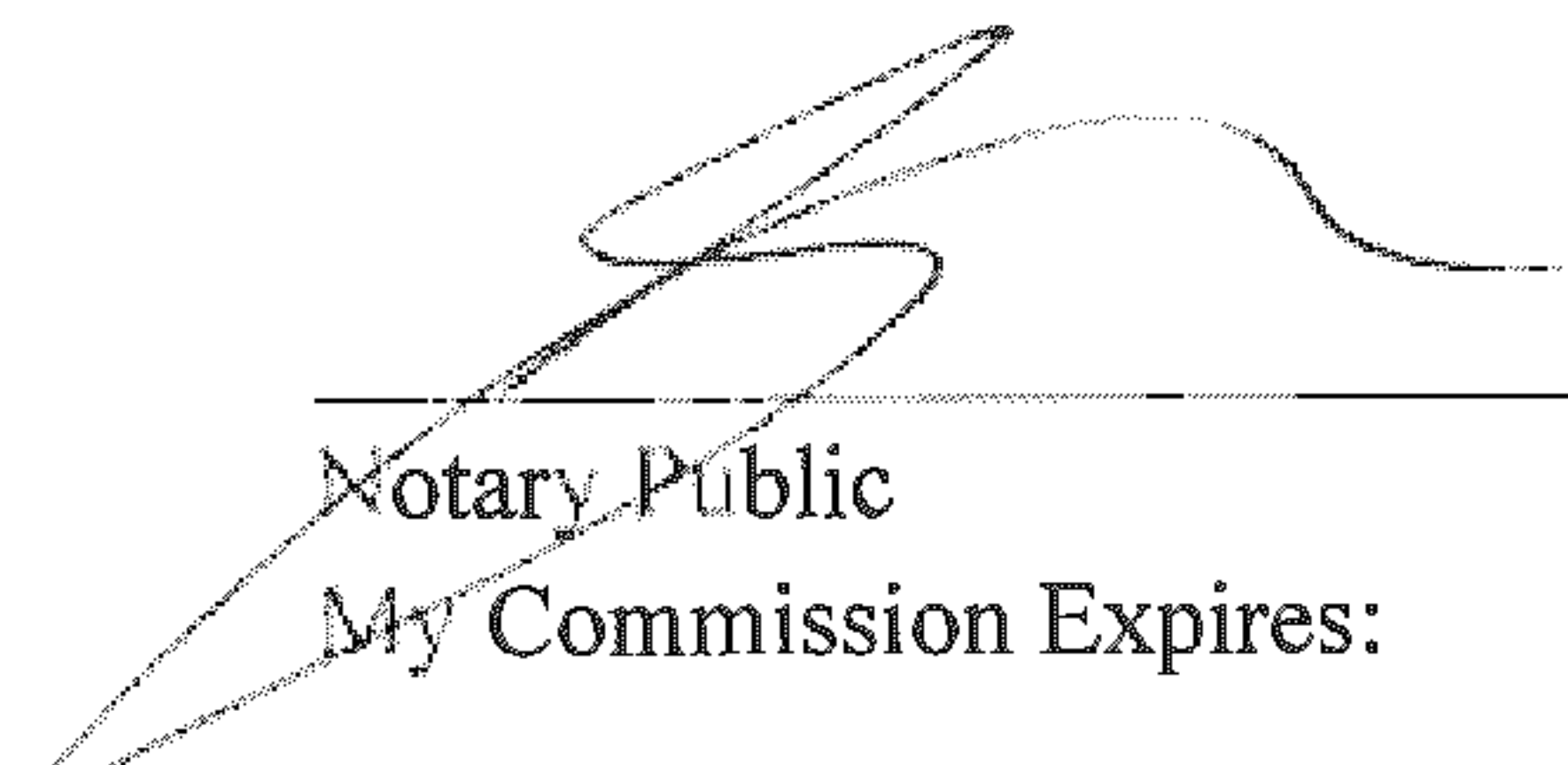
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14th day of March, 2025.


Stephen Lee Casey

STATE OF ALABAMA
COUNTY OF JEFFERSON

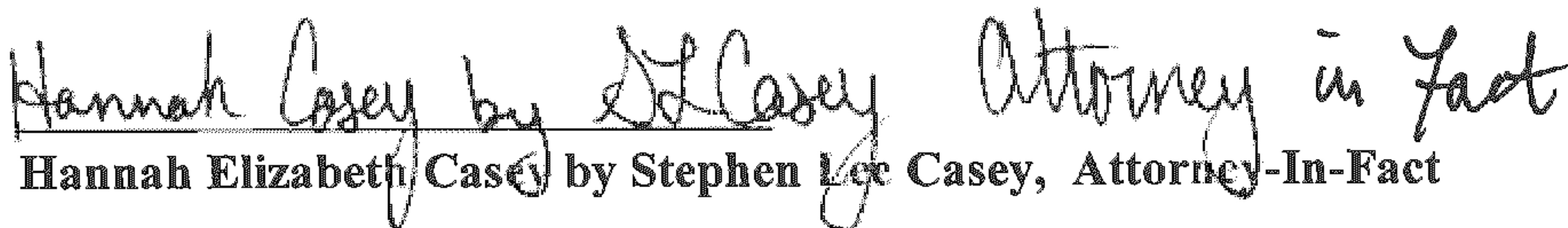
I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen Lee Casey whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2025.


Notary Public
My Commission Expires:

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

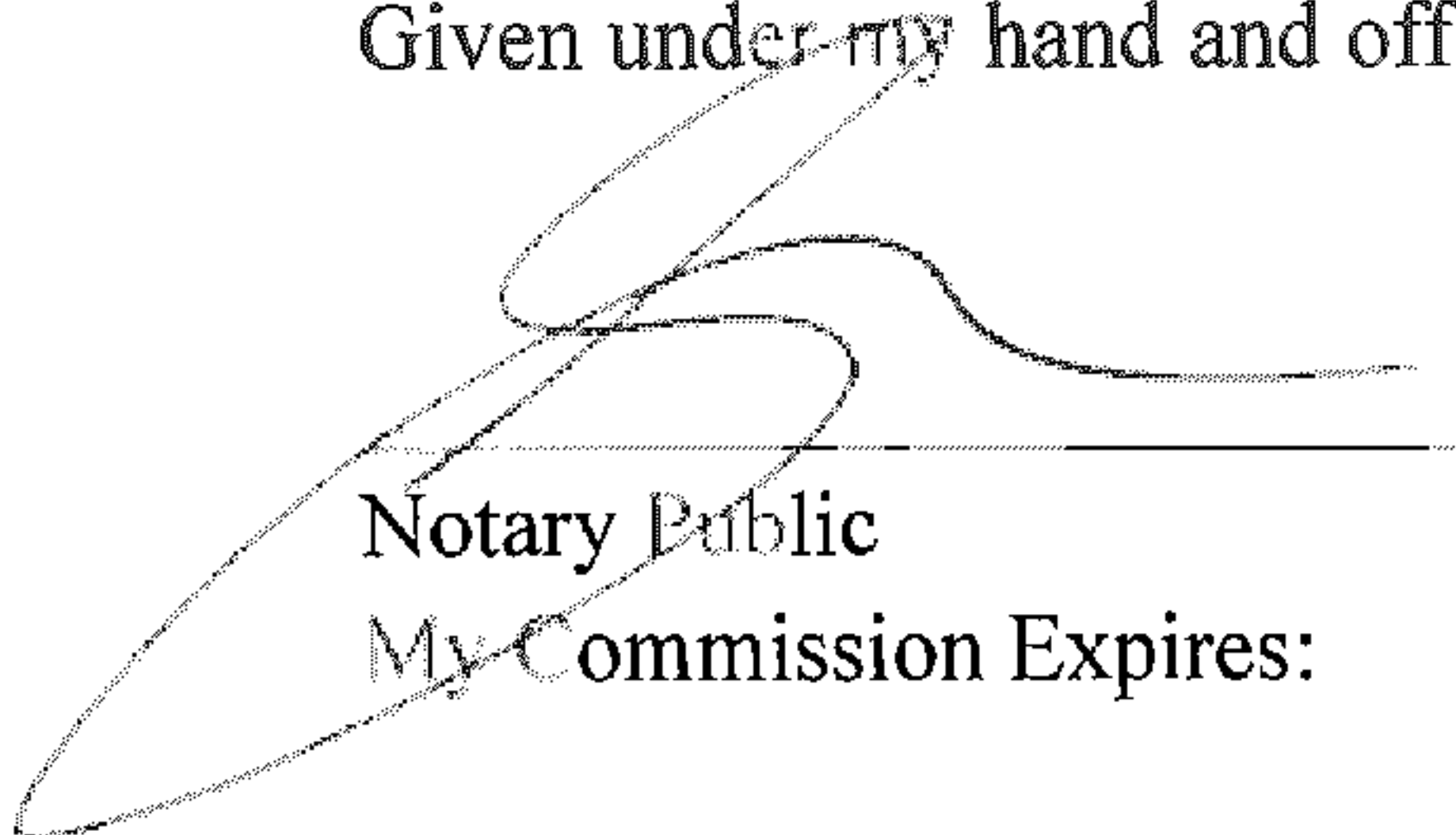
IN WITNESS WHEREOF, Grantor, Hannah Elizabeth Casey, by Stephen Lee Casey, as attorney-in-fact has set their signature and seal on this 14th day of March, 2025.


Hannah Elizabeth Casey by Stephen Lee Casey, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Lee Casey, whose name as attorney in fact for Hannah Elizabeth Casey, 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 said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 14th day of March, 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
03/17/2025 10:37:04 AM
\$32.50 JOANN
20250317000078550

File No.: BHM-11280



