

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:**
David Russo
Helen Russo
248 Chelsea Farms Ln
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Million Eight Hundred Twenty Thousand and 00/100 Dollars (\$1,820,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Lori Krauss, unmarried

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

David Russo and Helen Russo

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

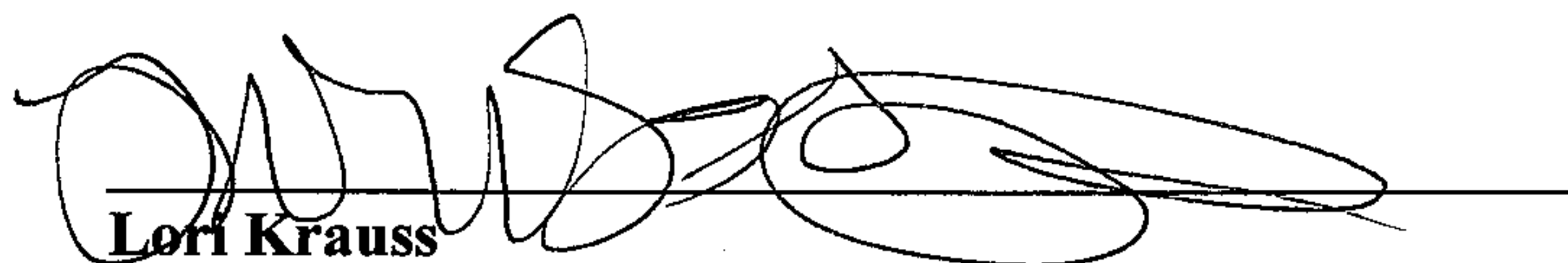
**LOT 19, ACCORDING TO THE SURVEY OF CHELSEA FARMS, SECTOR 4, AS RECORDED
IN MAP BOOK 49, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 24th day of April, 2025.


Lori Krauss

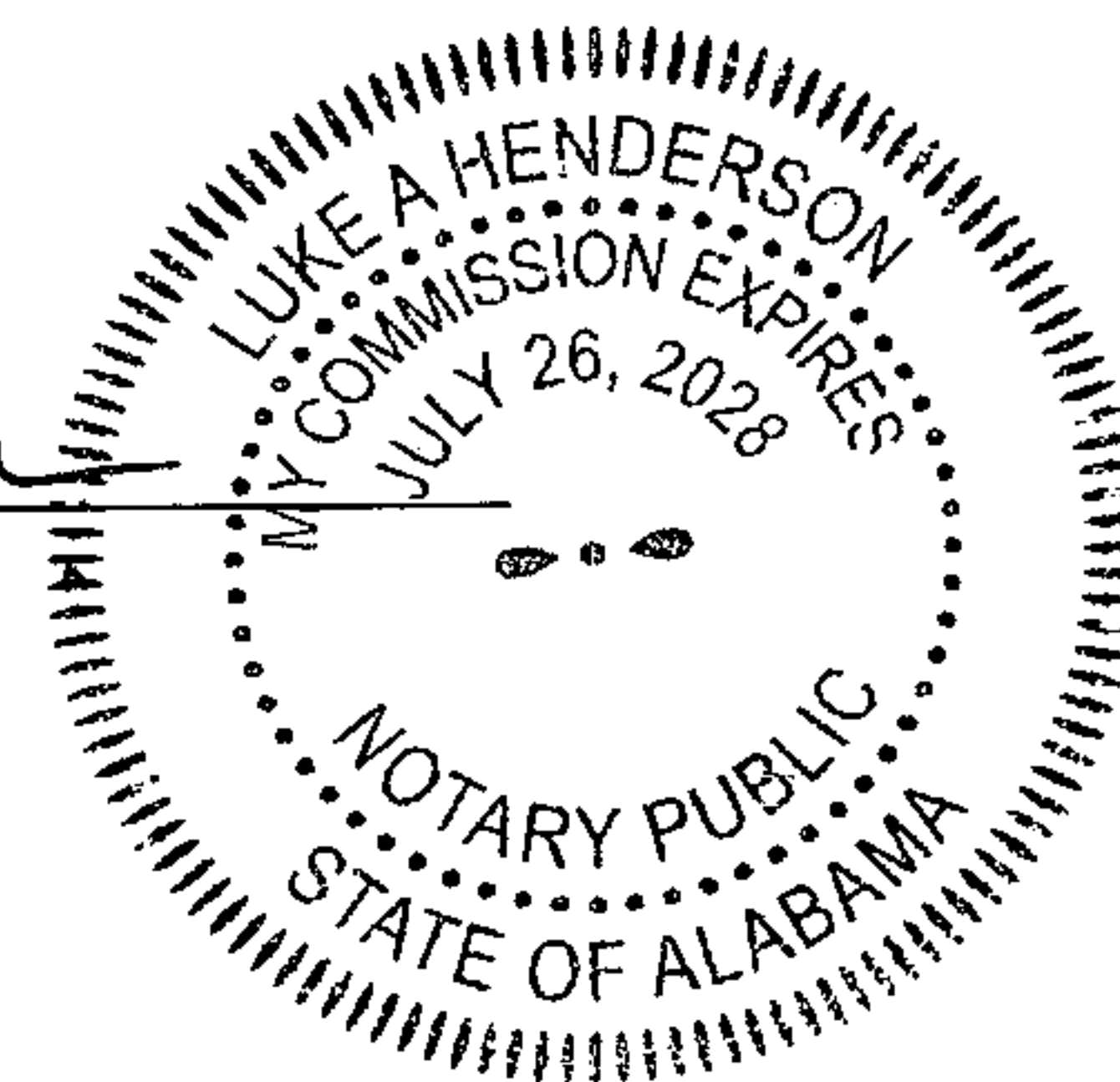
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Lori Krauss** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this April 24, 2025.

My Commission Expires:


Notary Public



Grantor's Address: 113 Cameron Dr. Chelsea, AL 35043

Property Address: 248 Chelsea Farms Ln Chelsea, AL 35043

Parcel ID Number: 15 8 27 0 000 001.008 & 15 5 22 0 000 004.000

Closing Date: April 24, 2025

File Number: 2504-12743

David RUSO
Helen RUSO

Mailing Address: Same as Property Address ☒
248 Chelsea Farms Ln
Chelsea, AL 35043

Different Mailing Address:

Mortgage Co: CASH

Loan No:

Title Company: Heights Title, LLC

Binder Number: HTL-25-13521

RECORDING INFORMATION
COUNTY RECORDED IN: SHELBY

DATE MAILED

() Mortgage _____
() Deed _____
() Owner Policy _____
() Loan Policy _____
() Other _____

Deed Recording:
Mortgage Recording:
Transfer Taxes:
Total Collected:

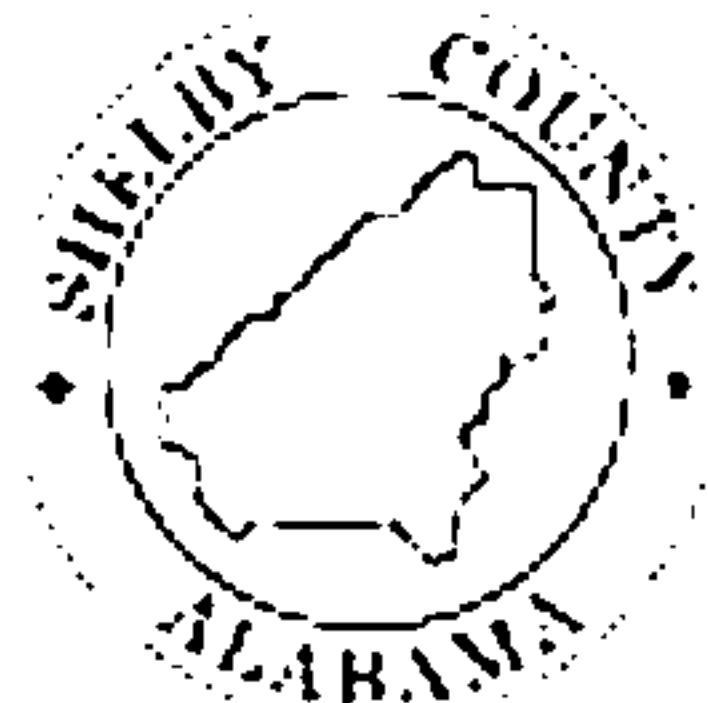
Actual Amt to Record: _____

Refund Due: _____
Refund Sent: _____

Property address: 248 Chelsea Farms Ln, Chelsea, AL 35043

() REFINANCE () PURCHASE WITH LOAN ☒ PURCHASE WITH CASH

Tax Assessment: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2025 08:17:32 AM
\$1848.00 JOANN
20250424000121300

Allen S. Bayl