

Send Tax Notice to:  
Meredith Amelia Stanley

3068 Riverwood Terrace  
Birmingham, AL 35242

File: **BHM-25-3685**

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

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)** 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

**Kim C. Chaney, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

2155 Springfield Drive, Chelsea, AL 35043

by **Meredith Amelia Stanley (herein referred to as "Grantee"),** whose mailing address is

3068 Riverwood Terrace, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **3068 Riverwood Terrace, Birmingham, AL 35242,** 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.

**\$242,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 25 day of April, 2025

Kim C. Chaney  
Kim C. Chaney

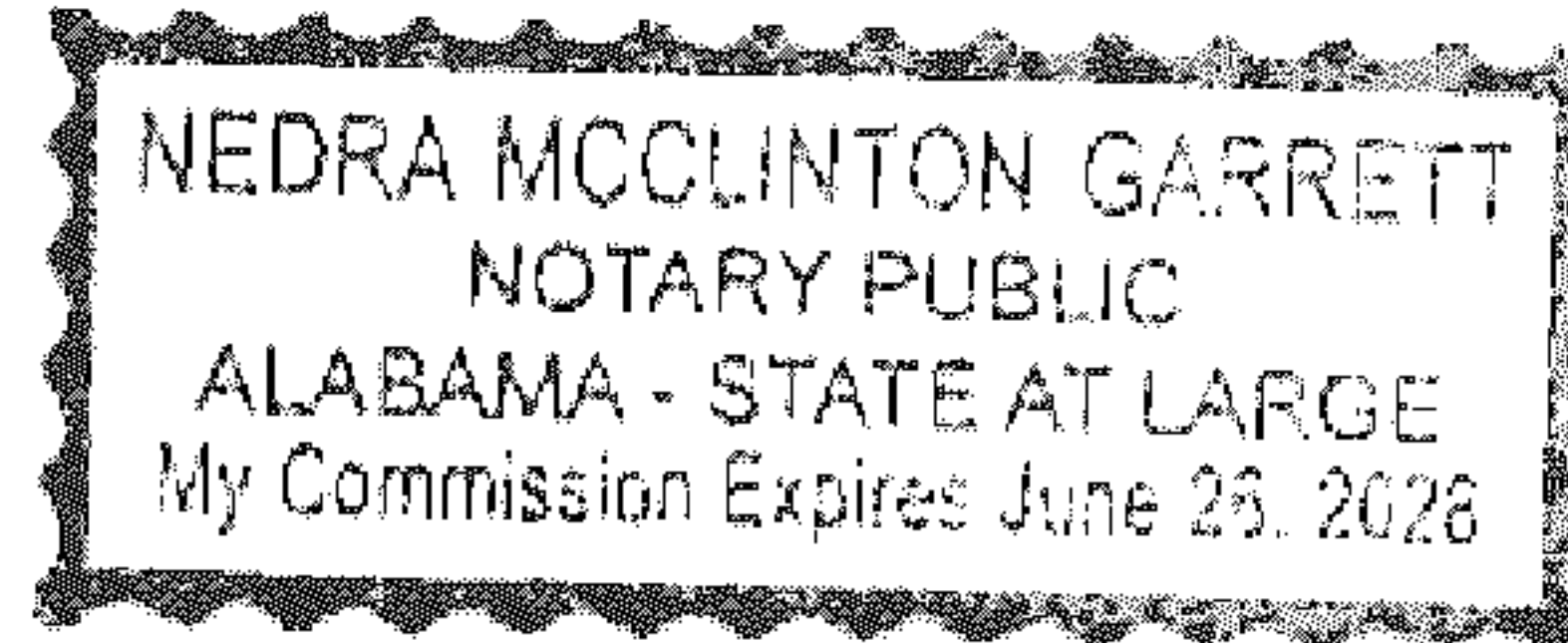
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kim C. Chaney 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 25 day of April, 2025.

Nedra McClinton Garrett

Notary Public  
My Commission Expires:



**EXHIBIT A**

**Property 1:**

Lot C, Block 11, according to the Amended Map of Riverwood, 7th Sector, as recorded in Map Book 9, Page 81 in the Probate Office of Shelby County, Alabama, together with an undivided interest in common area as set forth in Declaration recorded in Misc. Book 39, Page 880 in said Probate Office.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/28/2025 01:48:17 PM  
\$35.50 BRITTANI  
20250428000125720**

*Alli S. Beyl*