

SEND TAX NOTICE TO:

Blake J. Duhaime and Abbey Deffenbaugh
3057 Iris Drive
Hoover, AL 35244

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 **FIVE HUNDRED FIVE THOUSAND AND 00/100 (\$505,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Denise E. Gilmore, an unmarried woman**, whose address is 5703 Northwest 108th Court, Kansas City, MO 64154 (hereinafter "Grantor", whether one or more), by **Blake J. Duhaime and Abbey Deffenbaugh**, whose address is 3057 Iris Drive, Hoover, AL 35244 (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 **Blake J. Duhaime and Abbey Deffenbaugh, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **3057 Iris Drive, Hoover, AL 35244 to-wit:**

Lot 2114, according to the Survey of Flemming Farms Phase 2, as recorded in Map Book 50, Page 18 A&B, in the Probate Office of Shelby County, Alabama.

Abbey Deffenbaugh is also known as Abbey E. Deffenbaugh.

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.

Subject to a third-party mortgage in the amount of \$395,000.00 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 30th day of April, 2025.

Denise E. Gilmore
Denise E. Gilmore

STATE OF Missouri

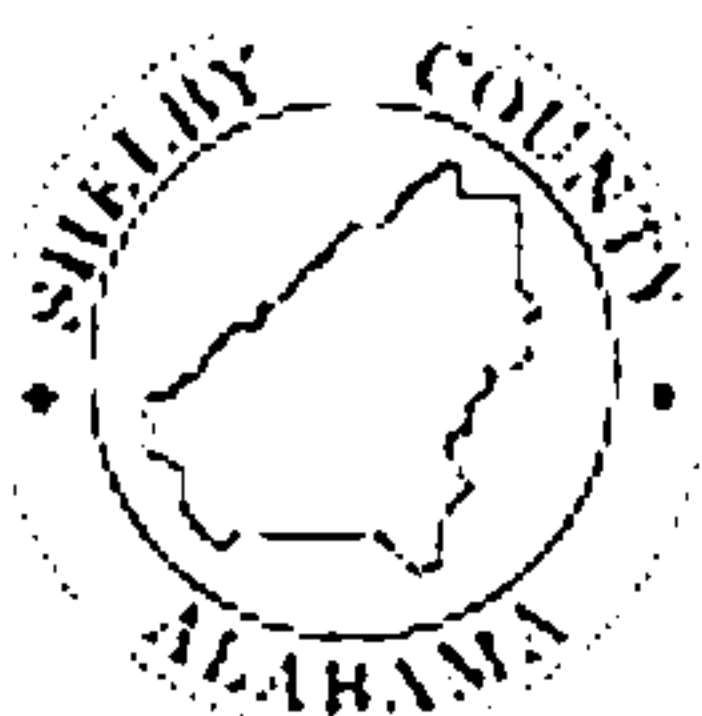
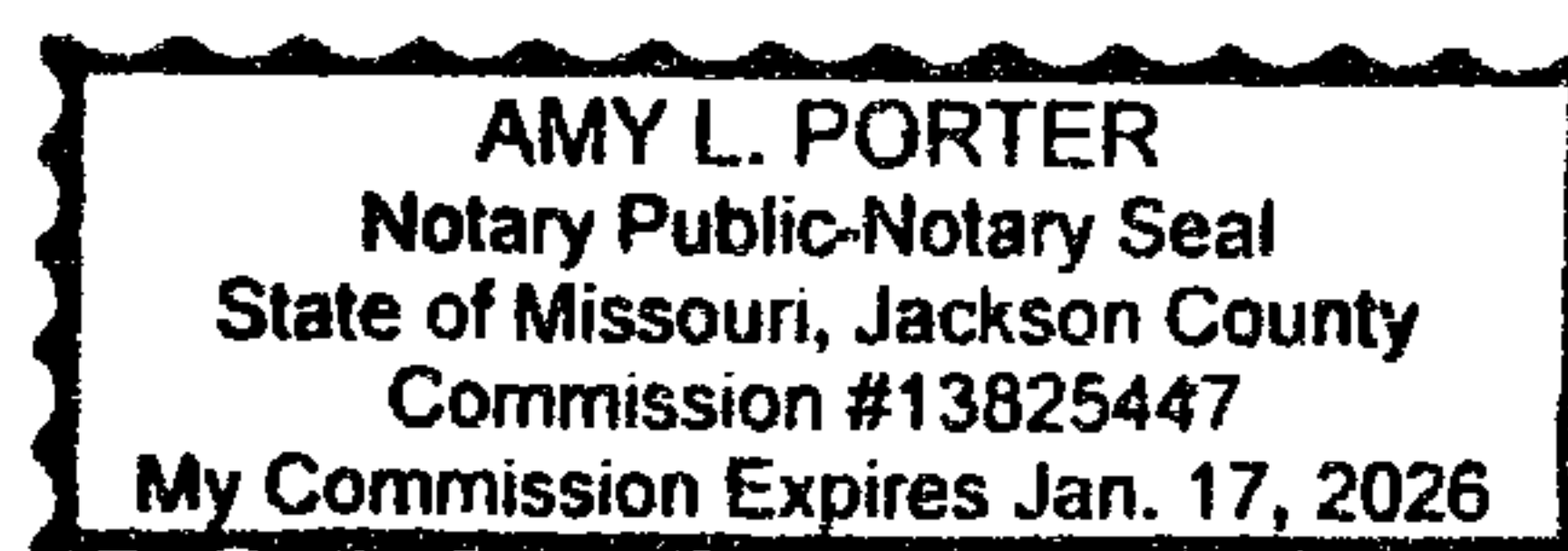
COUNTY OF Platte

I, the undersigned Notary Public in and for said County and State, hereby certify that Denise E. Gilmore whose name is 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 official seal this 30th day of April, 2025.

Amy L. Porter
Notary Public

My Commission Expires: 1/17/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2025 10:22:26 AM
\$531.00 PAYGE
20250507000137040

Alli S. Beyle