

Send Tax Notice to:
Caroline Waldrop

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

208 Park View Circle
Chelsea, AL 35043

File: BHM-25-4134

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)** 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 **William Randall Petty, Jr and Shanna Noelle Petty, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

5108 Jameswood Drive, Birmingham, AL 35244

by **Caroline Waldrop (herein referred to as "Grantee"),** whose mailing address is

208 Park View Circle, Chelsea, AL 35043

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 **208 Park View Circle, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

Shanna Noelle Petty is one and the same person as Shanna N Butterfield.

\$259,255.00 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 9 day of May, 2025.

William Randall Petty Jr
William Randall Petty, Jr
Shanna Noelle Petty
Shanna Noelle Petty

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William Randall Petty, Jr and Shanna Noelle Petty 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 9 day of May, 2025.

Nedra McClinton Garrett
Notary Public
My Commission Expires:

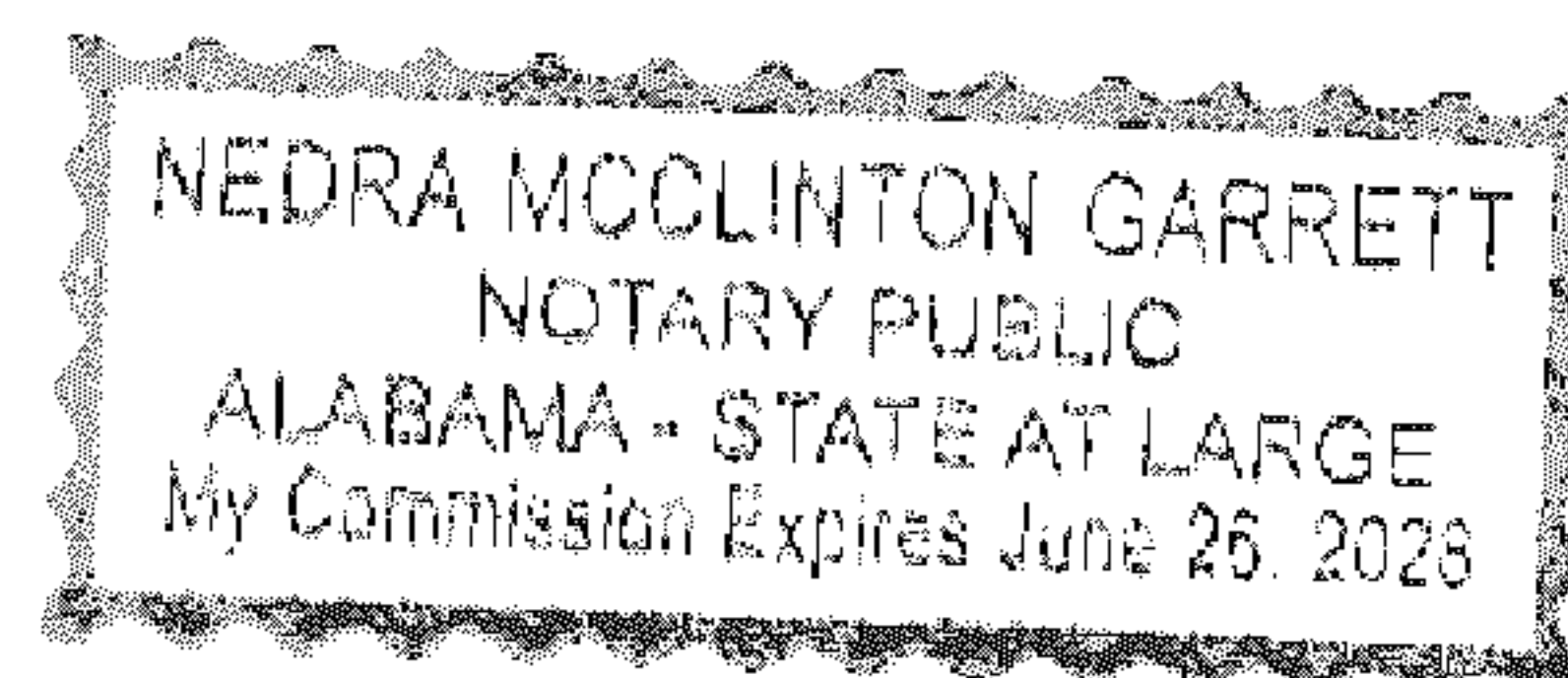


EXHIBIT A

Property 1:

Lot 1534, Chelsea Park 15th Addition, according to the map or plat thereof, recorded in plat Book 50, Pages 62A and 62B, in the Office of the Judge of Probate, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2025 02:18:33 PM
\$85.00 BRITTANI
20250513000145240

Brittani S. Bayl