

Send Tax Notice to:
Joseph M. Kihui and Catherine W.
Kihui

144 Canyon Trail
Pelham, AL 35124

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

File: **BHM-25-4024**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED AND 00/100 (\$227,900.00)** 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 **Mason Atlee and Caitlin Yancey Atlee, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is
1829 Redoak Place, Hoover, AL 35244

by **Joseph M. Kihui and Catherine W. Kihui (herein referred to as "Grantee," whether one or more),** whose mailing address is

144 Canyon trail, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **144 Canyon Trail, Pelham, AL 35124,** 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.

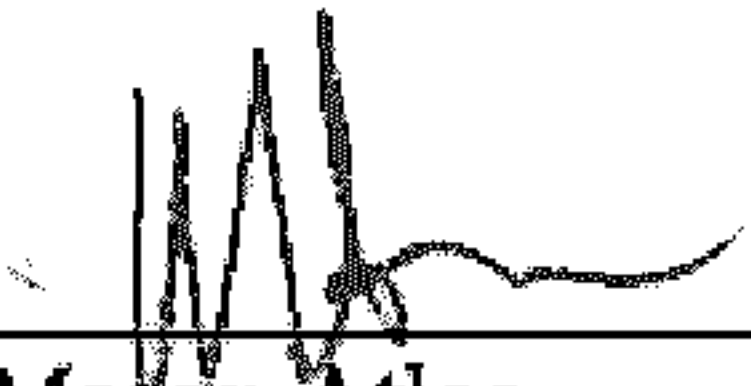
Caitlin Yancy Atlee is one and the same person as Caitlin E. Yancy.

\$216,505.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 15 day of May, 2025.

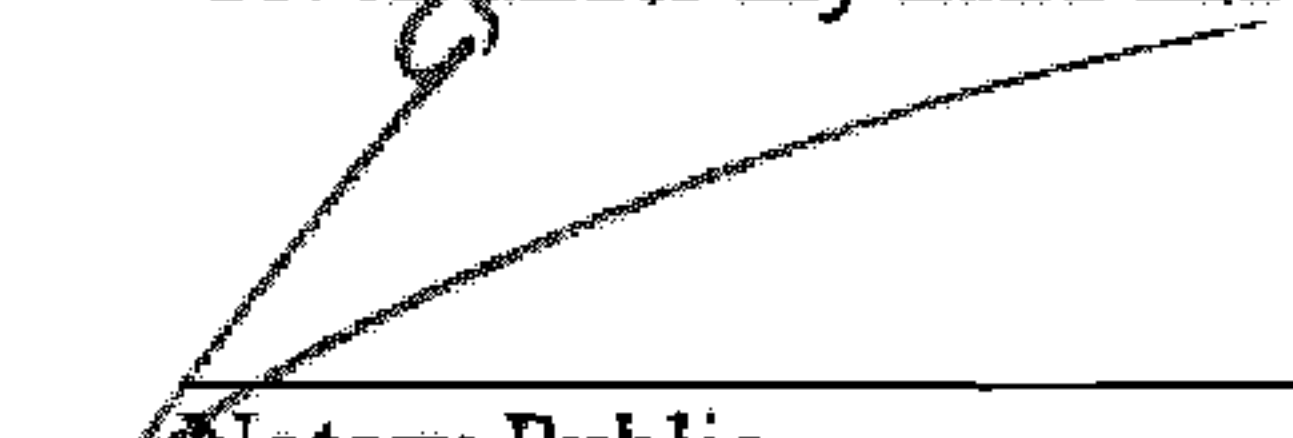

Mason Atlee


Caitlin Yancey Atlee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mason Atlee and Caitlin Yancey Atlee 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 15 day of May, 2025.


Notary Public
My Commission Expires:

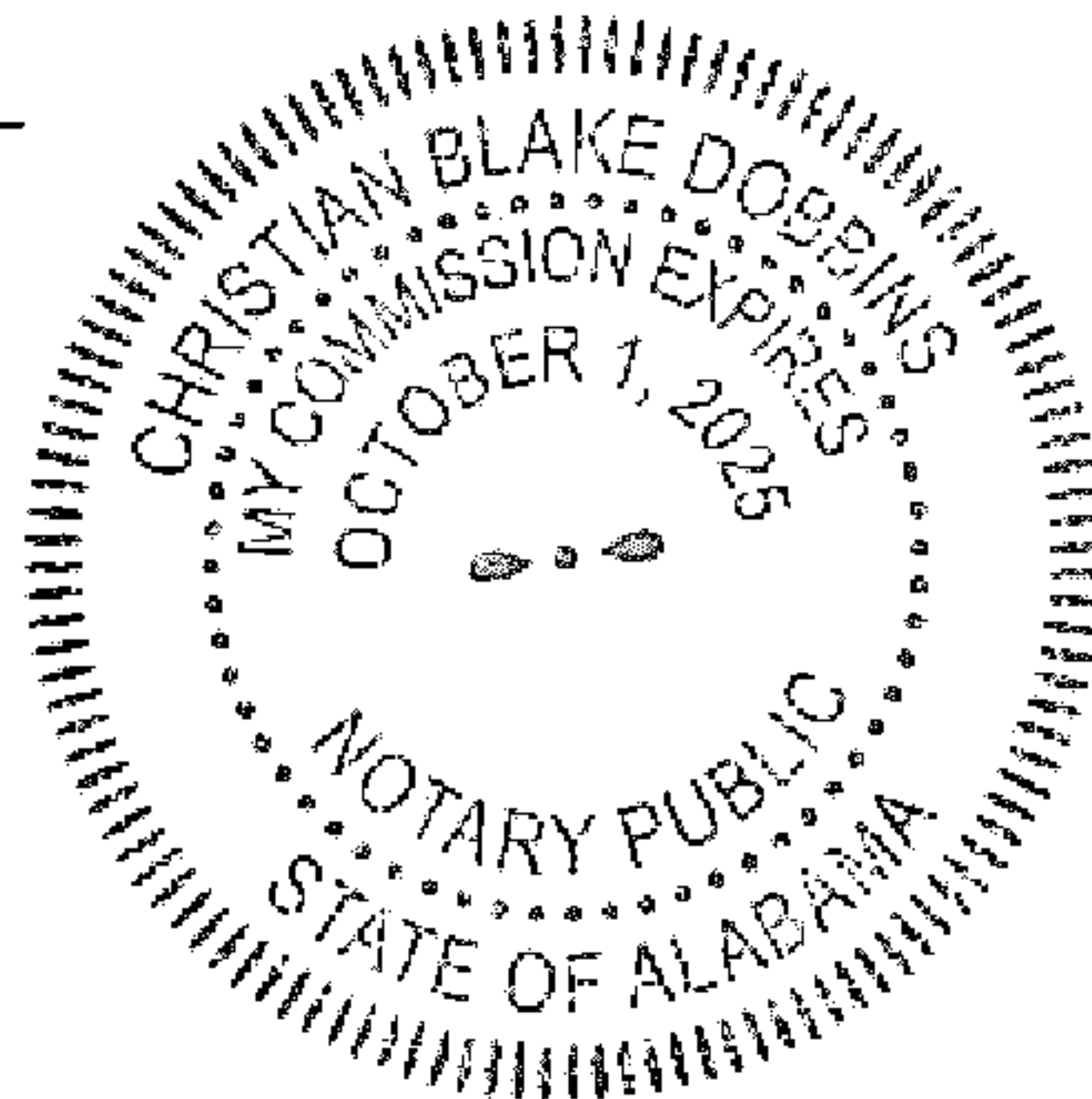


EXHIBIT A

Property 1:

Lot 9 according to the map and survey of Parkview Townhomes, Plat No. 1 as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.



File No.: BHM-25-4024

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2025 03:08:08 PM
\$40.50 BRITTANI
20250516000150460
General Warranty Deed - JTROS (AL)

Allen S. Bayl

Page 3 of 3