

SEND TAX NOTICE TO:

William Spencer Chappell and Allison Sullivan Chappell
1120 Ashford Lane
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama
35243

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$725,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Trustmark National Bank, Trustee of OS Miskelly Children's Trusts FBO Caleb Bryant Miskelly**, whose address is 227 Oakside Trail, Madison, MS 39110 (hereinafter "Grantor", whether one or more), by **William Spencer Chappell and Allison Sullivan Chappell, as Joint tenants with right of survivorship**, whose address is 1120 Ashford Lane, Birmingham, AL 35242, (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 the following described real estate situated in Shelby County, Alabama, the address of which is **1120 Ashford Lane, Birmingham, AL 35242**, to-wit:

Lot 1154, according to the Survey of Brook Highland, 11th Sector, Phase II, an Eddleman Community, as recorded in Map Book 22, pages 36 A & B in the Probate Office of Shelby County, Alabama.

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.

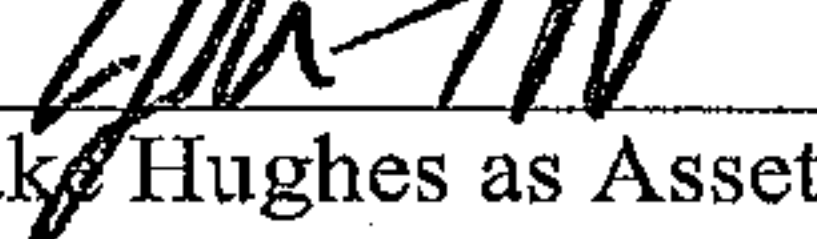
Subject to a third-party mortgage in the amount of \$500,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor, Trustmark National Bank, Trustee of OS Miskelly Children's Trusts FBO Caleb Bryant Miskelly, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 22nd day of May, 2025.

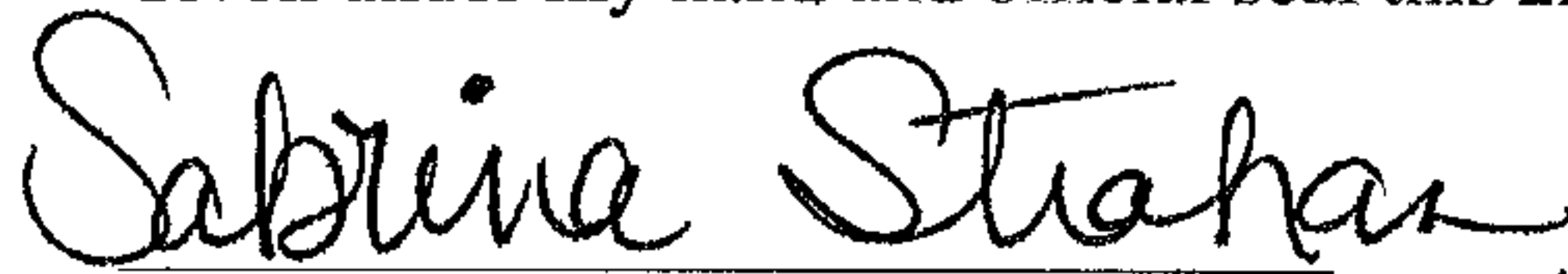
OS Miskelly Children's Trusts FBO Caleb Bryant Miskelly

By: 
Jake Hughes as Asset Control Manager - Special Assets, on behalf of Trustmark National Bank, Trustee

STATE OF Mississippi
COUNTY OF Hinds

I, the undersigned Notary Public in and for said County and State, hereby certify that Jake Hughes as Asset Control Manager - Special Assets, on behalf of Trustmark National Bank, Trustee of OS Miskelly Children's Trusts FBO Caleb Bryant Miskelly 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 22nd day of May, 2025.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2025 03:38:37 PM
\$251.00 JOANN
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