

Send Tax Notice to:  
Ashley Traylor Bitters, Daniel Ryan  
Bitters, and John Mark Traylor  
928 Independence Dr.  
Alabaster, AL 35007-9323

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-25-4774**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED TWENTY SIX THOUSAND AND 00/100 (\$326,000.00) 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 **Olysses Gerald and Laurie Anne Porfilio-Gerald, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1004 Egret Nest Circle, Apt 202, Winnabow, NC 28479

by **Ashley Traylor Bitters, Daniel Ryan Bitters, and John Mark Traylor (herein referred to as "Grantee," whether one or more)**, whose mailing address is

928 Independence Dr., Alabaster, AL 35007-9323

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 **928 Independence Dr., Alabaster, AL 35007-9323**, 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.

**\$260,800.00 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 14<sup>th</sup> day of May, 2025.

[Signature]  
Olysses Gerald

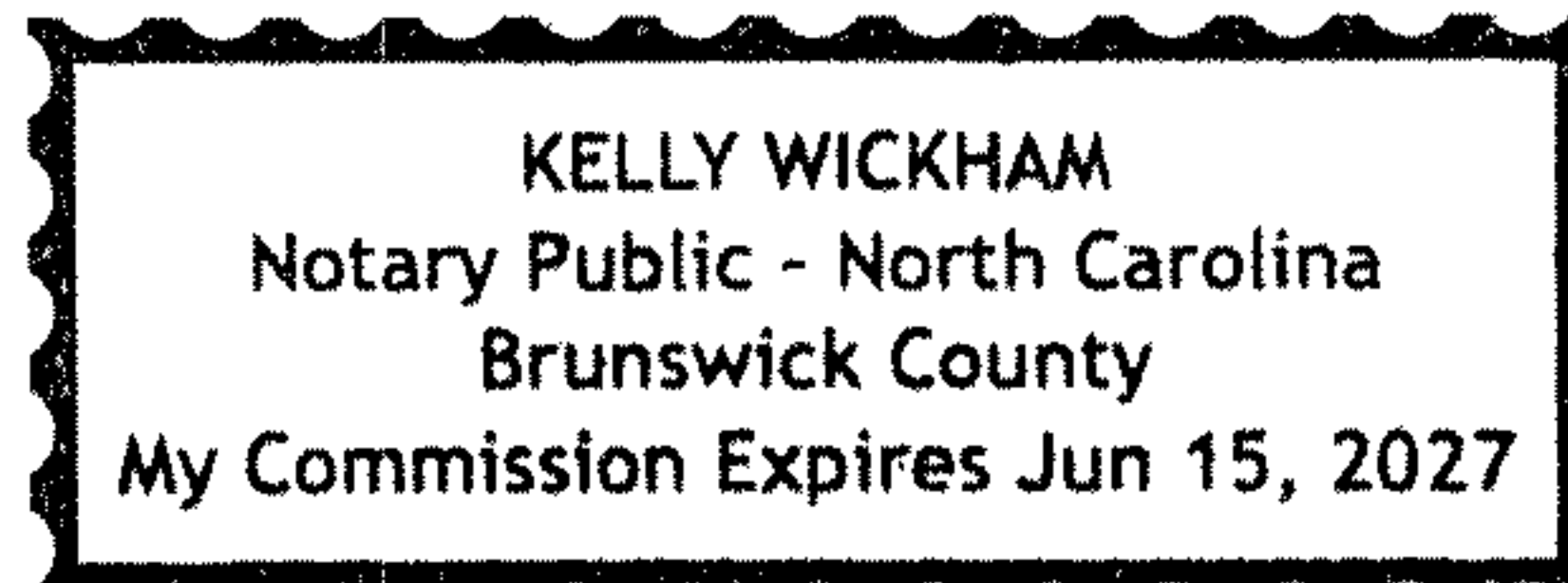
[Signature]  
Laurie Anne Portfilio-Gerald  
Portfilio-Gerald

STATE OF NC  
COUNTY OF Brunswick

I, the undersigned Notary Public in and for said County and State, hereby certify that Olysses Gerald and Laurie Anne Portfilio-Gerald 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 14<sup>th</sup> day of May, 2025.

[Signature]  
Notary Public  
My Commission Expires: 6/15/27



**EXHIBIT A**

Property 1:

Lot 101, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84, Probate  
Office of Shelby County, Alabama



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/30/2025 09:36:33 AM**  
**\$94.50 KELSEY**  
**20250530000164790**

*Alli S. Beal*