20250602000167380
06/02/2025 01:25:07 PM
DEEDS 1/3

Send Tax Notice to:
Corey J. Barnett
181 Oakwell St.
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-4598**

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 ($280,000.00) 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 **Richard Gibson, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

1145 Nichols Road, Apt H201, Osage Beach, MO 65065

by **Corey J. Barnett (herein referred to as "Grantee"),** whose mailing address is

181 Oakwell St., Calera, AL 35040

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 **181 Oakwell St., Calera, AL 35040,**
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.

$270,655.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Richard Gibson is the surviving grantee of that certain deed filed at Instrument No. 20100701000211340. Diana Gibson, the co-grantee, is deceased, having died on or about October 22, 2024.

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 16 day of May, 2025

Richard Gibson

STATE OF MISSOURI
COUNTY OF Camden

I, the undersigned Notary Public in and for said County and State, hereby certify that Richard Gibson 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 16 day of May, 2025.

Notary Public
My Commission Expires:

COREY D MCLAUGHLIN
Notary Public - Notary Seal
Pettis County - State of Missouri
Commission Number 15633034
My Commission Expires May 2, 2029

EXHIBIT A

Property 1:
Lot 88 according to the Final Plat of Camden Cove West Section 3, Phase 3, as recorded in Map Book 39, page 131, in the Probate Office of Shelby County, Alabama.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/02/2025 01:25:07 PM
$37.50 KELSEY
20250602000167380