

Send Tax Notice to:
Joshua Caleb Creel and Jana Diane
Creel
17734 Long Ridge Rd
Tampa, FL 33657

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

File: **BHM-25-4478**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (\$519,900.00)** 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 **Indy Chery and Djenane Chery, a married couple (herein referred to as “Grantor,” whether one or more),** whose mailing address is **5004 Bent River Dr, Vestavia Hills, AL 35216**

by **Joshua Caleb Creel and Jana Diane Creel (herein referred to as “Grantee,” whether one or more),** whose mailing address is **17734 Long Ridge Rd, Tampa, AL 33647**

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **5004 Bent River Trace, Vestavia Hills, AL 35216,** 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, 2024 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$415,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

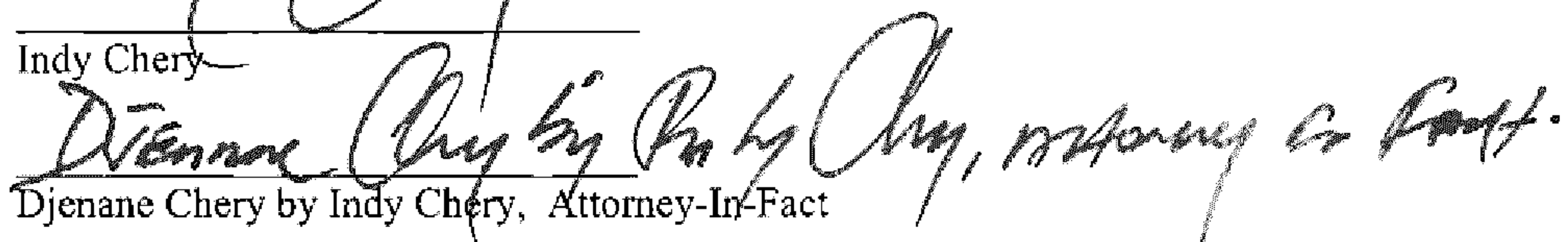
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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 22 day of May, 2025.



Indy Chery

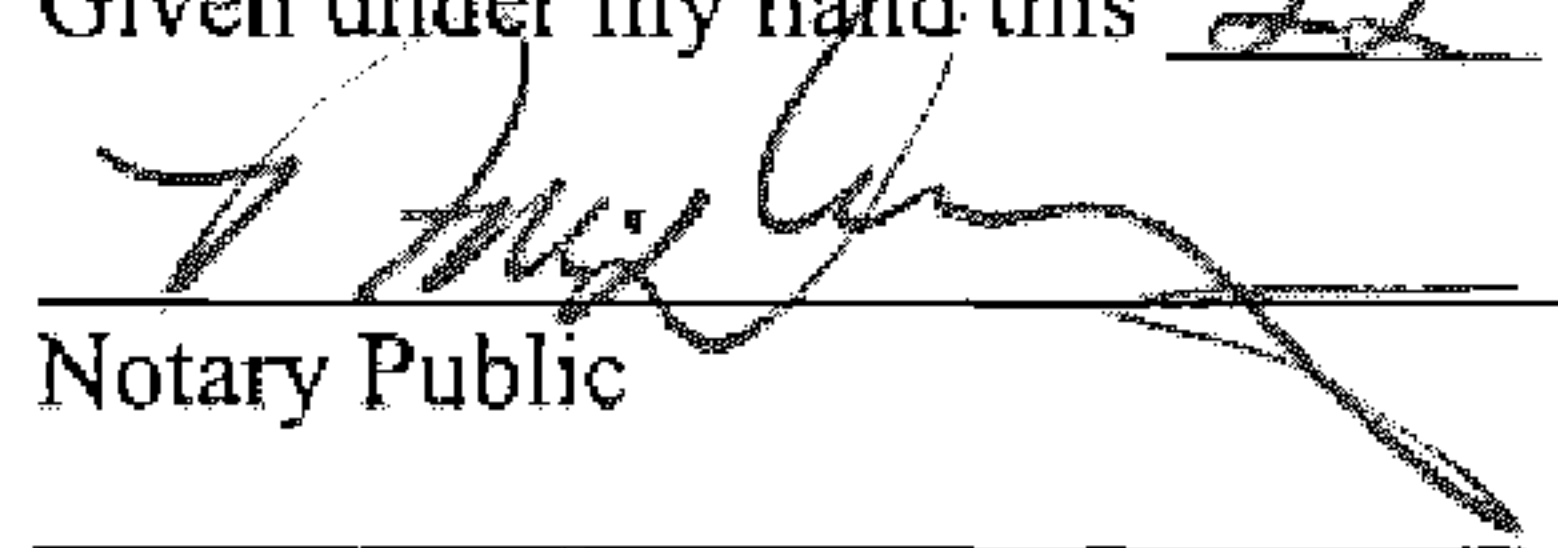


Djenane Chery by Indy Chery, Attorney-In-Fact

State of Alabama
County of Jefferson

I, Robert O McHearney, a Notary Public, hereby certify that Indy Chery, whose name(s) is signed as Attorney in Fact for **Djenane Chery** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

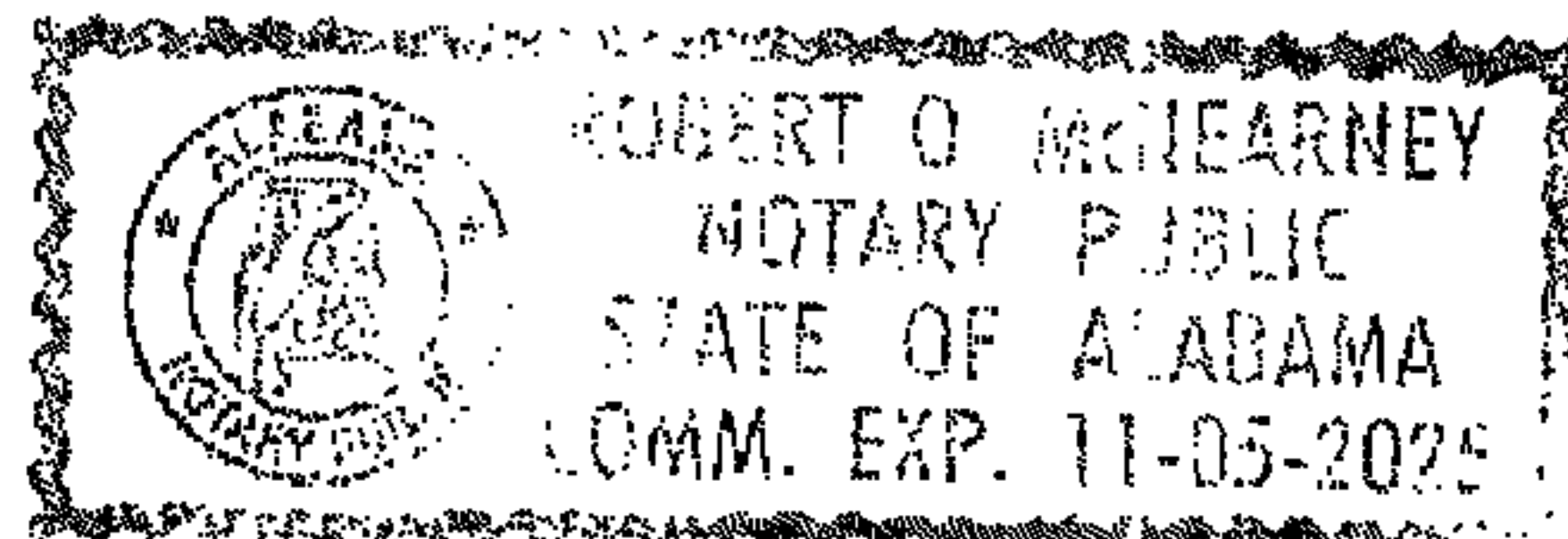
Given under my hand this 22 day of May, A. D. 2025



Notary Public

Printed Name

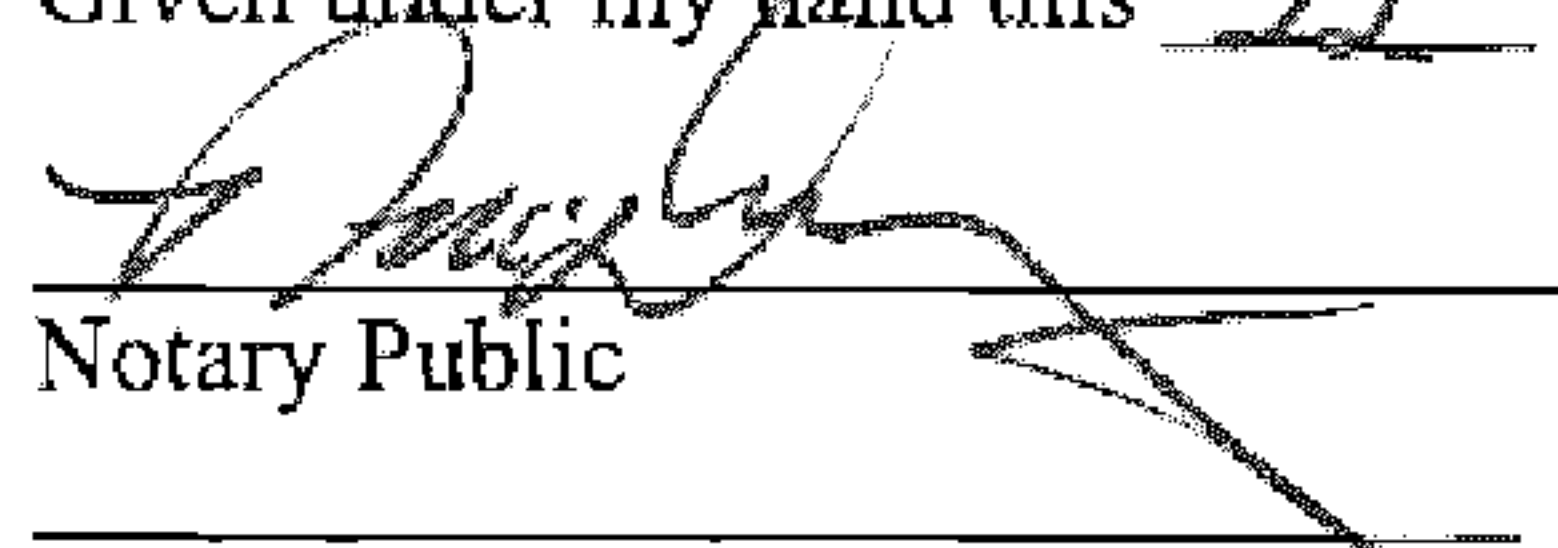
My Commission Expires:



State of Alabama
County of Jefferson

I, Robert O McHearney, a Notary Public, hereby certify that **Indy Chery**, whose name is 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of May, A. D. 2025



Notary Public

Printed Name

My Commission Expires:

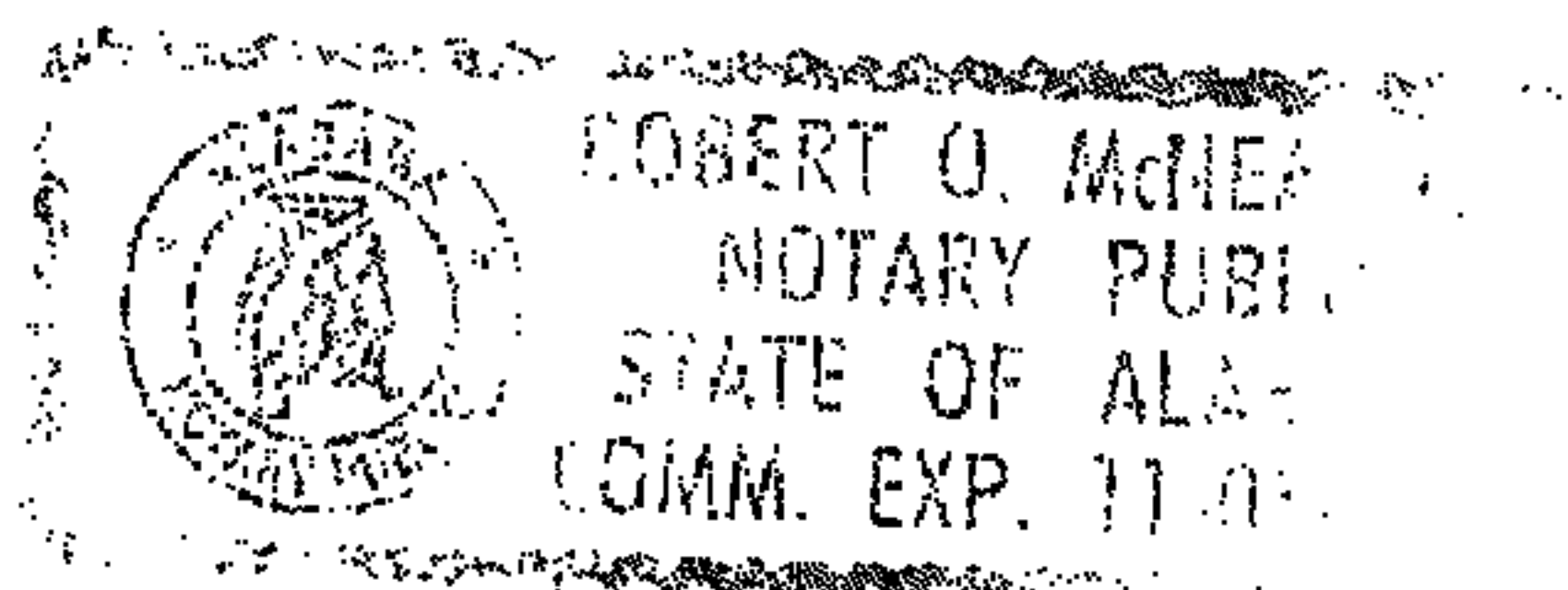
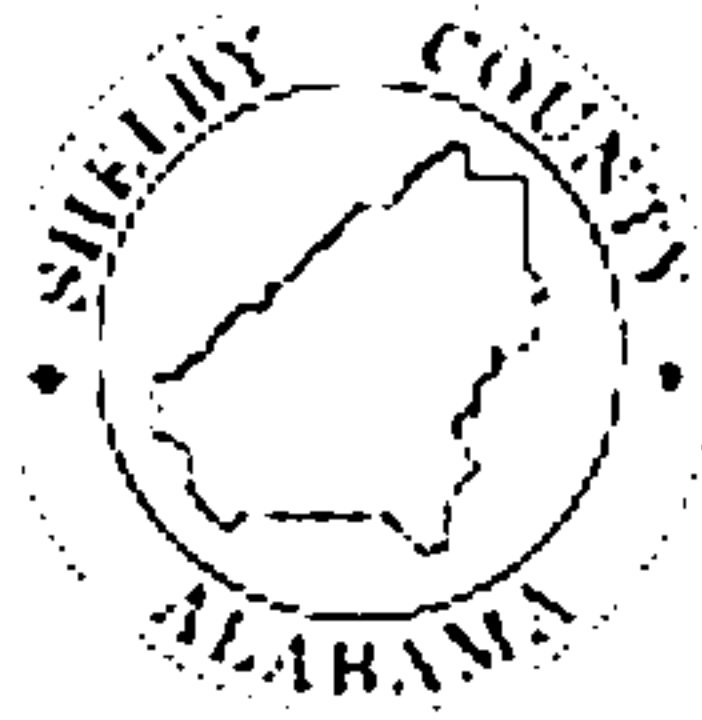


EXHIBIT A

Property 1:

Lot 223, according to the Survey of Bent River Commons, 2nd Sector, as recorded in Map Book 25, Page 25, 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
06/04/2025 08:33:36 AM
\$132.00 PAYGE
20250604000169870

Alex S. Bayl