

Send Tax Notice to:

Shelby Morrow

1093 Fairbank Lane  
Chelsea, AL 35043

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-25-4599

STATE OF ALABAMA

COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$299,900.00)** 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 **Jeffrey Dakota Herron and Raechel Alyse Sims Herron, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

4541 Old Caldwell Mill Rd, Birmingham, AL 35242

by **Shelby Morrow (herein referred to as "Grantee")**, whose mailing address is

1093 Fairbank Lane, Chelsea, AL 35043

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 **1093 Fairbank Lane, Chelsea, AL 35043**,

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.


**\$239,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, 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 30 day of May, 2025.


  
\_\_\_\_\_  
Jeffrey Dakota Herron

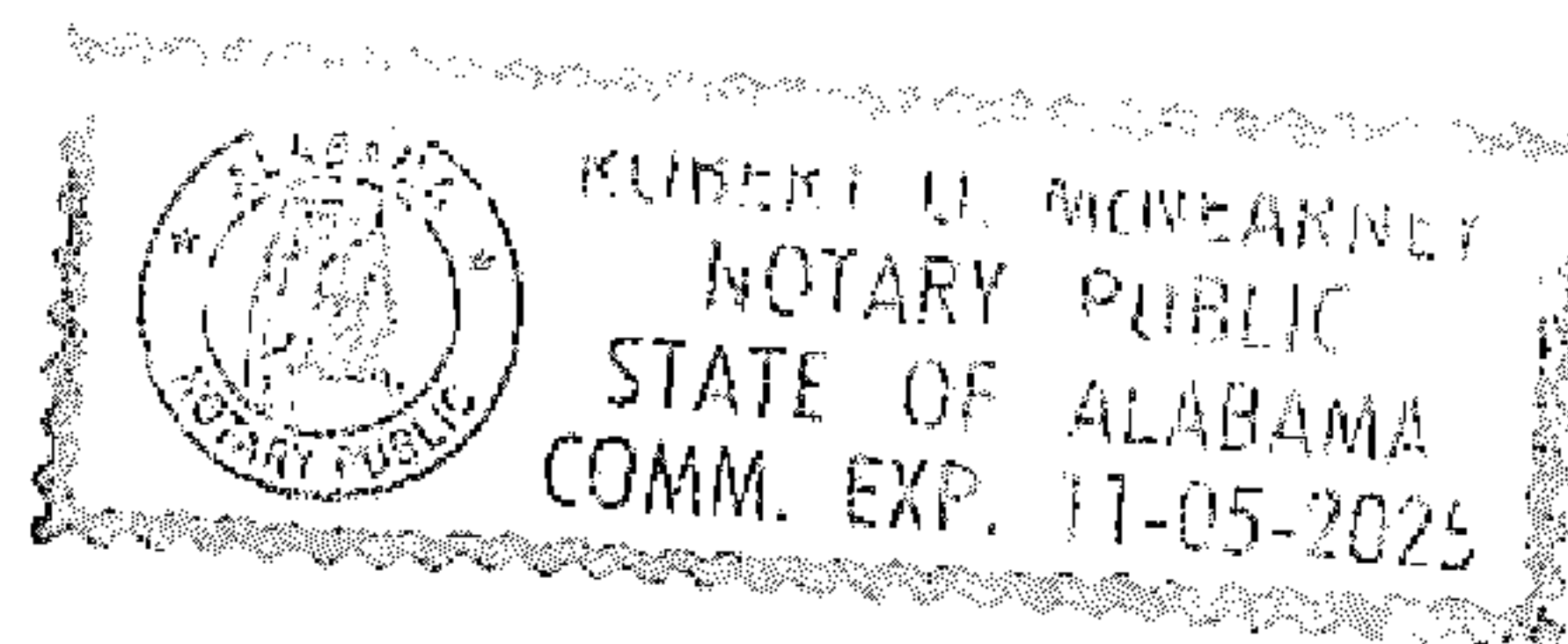
  
\_\_\_\_\_  
Raechel Alyse Sims Herron

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey Dakota Herron and Raechel Alyse Sims Herron 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 30 day of May, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 3-4, according to the Plat of Chelsea Park, 3rd Sector, as recorded in Map Book 34, Page 23A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and

filed for record as Inst. # 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential

Association, Inc., and recorded in Inst. # 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/04/2025 01:40:07 PM**  
**\$88.00 PAYGE**  
**20250604000171080**

*Allen S. Bayl*