

**SEND TAX NOTICE TO:**

Sarah Kathryn Shirley  
2005 Chandalar Court  
Pelham, AL 35124

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

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED THREE THOUSAND AND 00/100 (\$203,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Diana Baccus fka Diana Valerieva Krasteva, a married woman**, whose address is 653 Crestman Drive Southwest, Arab, AL 35016, (hereinafter "Grantor", whether one or more), by **Sarah Kathryn Shirley**, whose address is 2005 Chandalar Court, Pelham, AL 35124, (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 **Sarah Kathryn Shirley**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2005 Chandalar Court, Pelham, AL 35124 to-wit:**

**Lot 35, according to the survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama.**

**This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).**

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 two third-party mortgages in the amount of \$198,712.00 and \$8,120.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of June, 2025.

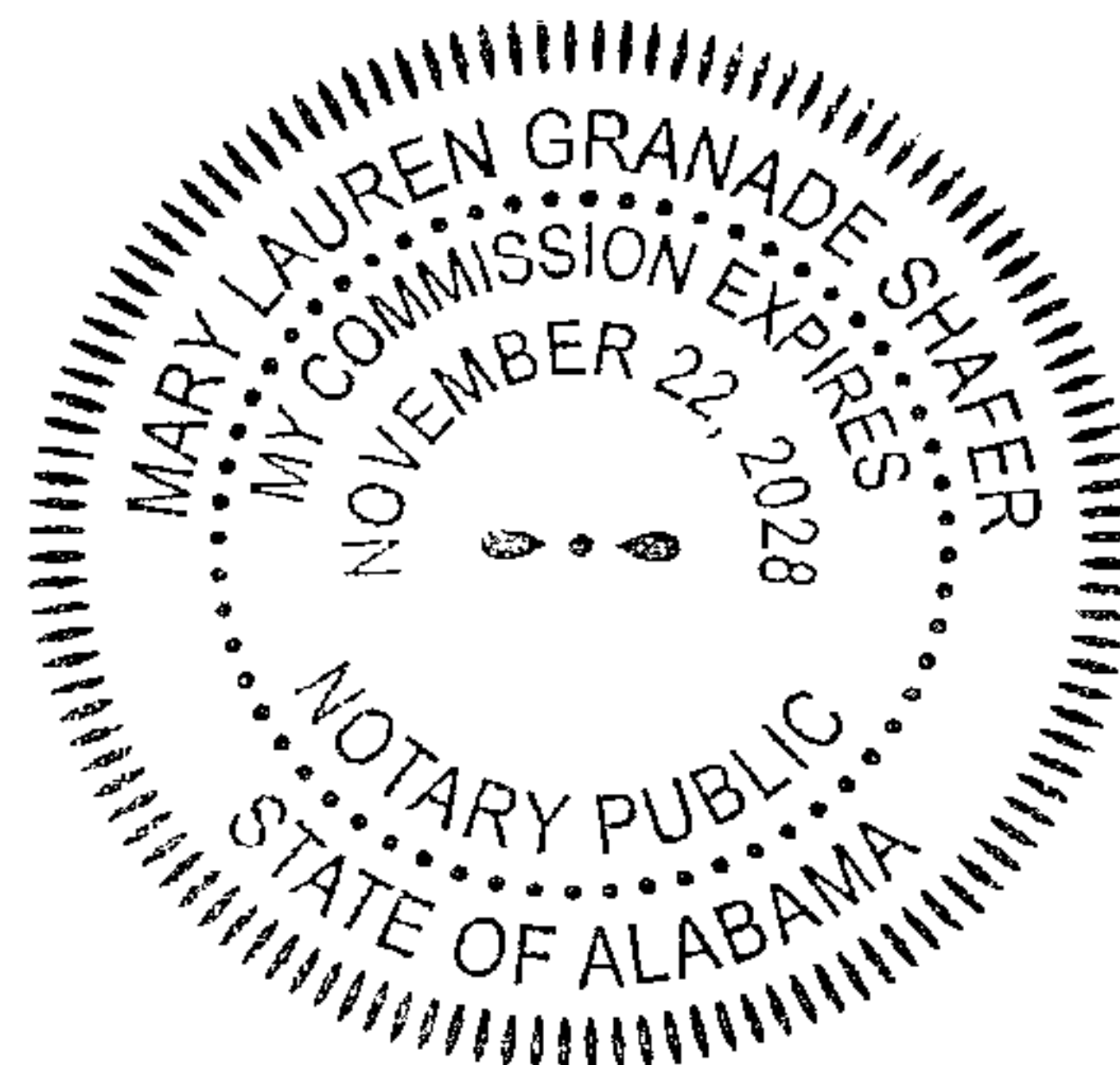
Diana Baccus  
Diana Baccus fka Diana Valerieva Krasteva

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Diana Baccus fka Diana Valerieva Krasteva 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 4th day of June, 2025.

Mary Lauren Granade Shafer  
Notary Public  
My Commission Expires: 11/22/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/05/2025 11:24:59 AM  
\$26.00 JOANN  
20250605000172830

Allen S. Bayl