

Send Tax Notice to:
Lydia White

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

1248 Kensington Boulevard
Calera, AL 35040

File: **BHM-25-5379**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$234,900.00)** 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 **Kari T. Jackson, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

534 Waterford Lake Circle, Calera, AL 35040

by **Lydia White (herein referred to as "Grantee")**, whose mailing address is

1248 Kensington Boulevard, 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 **1248 Kensington Boulevard, 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.

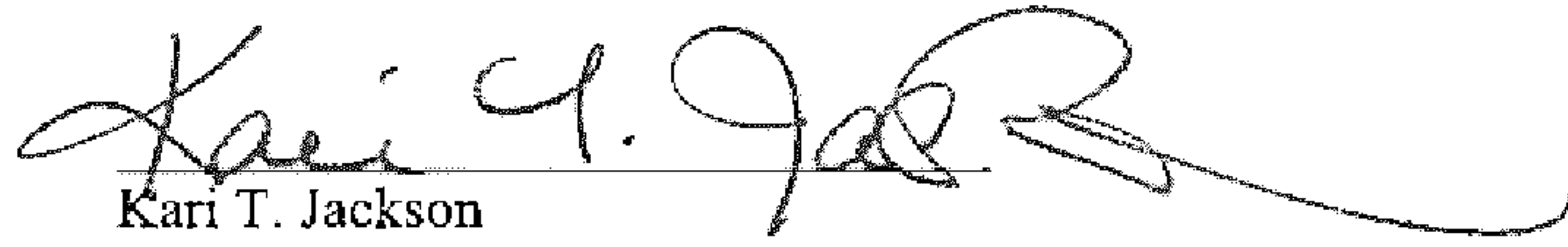
MINING AND MINERAL RIGHTS EXCEPTED.

\$211,410.00 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 6 day of June,
2025


Kari T. Jackson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kari T. Jackson 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 6 day of June, 2025.


Notary Public
My Commission Expires:

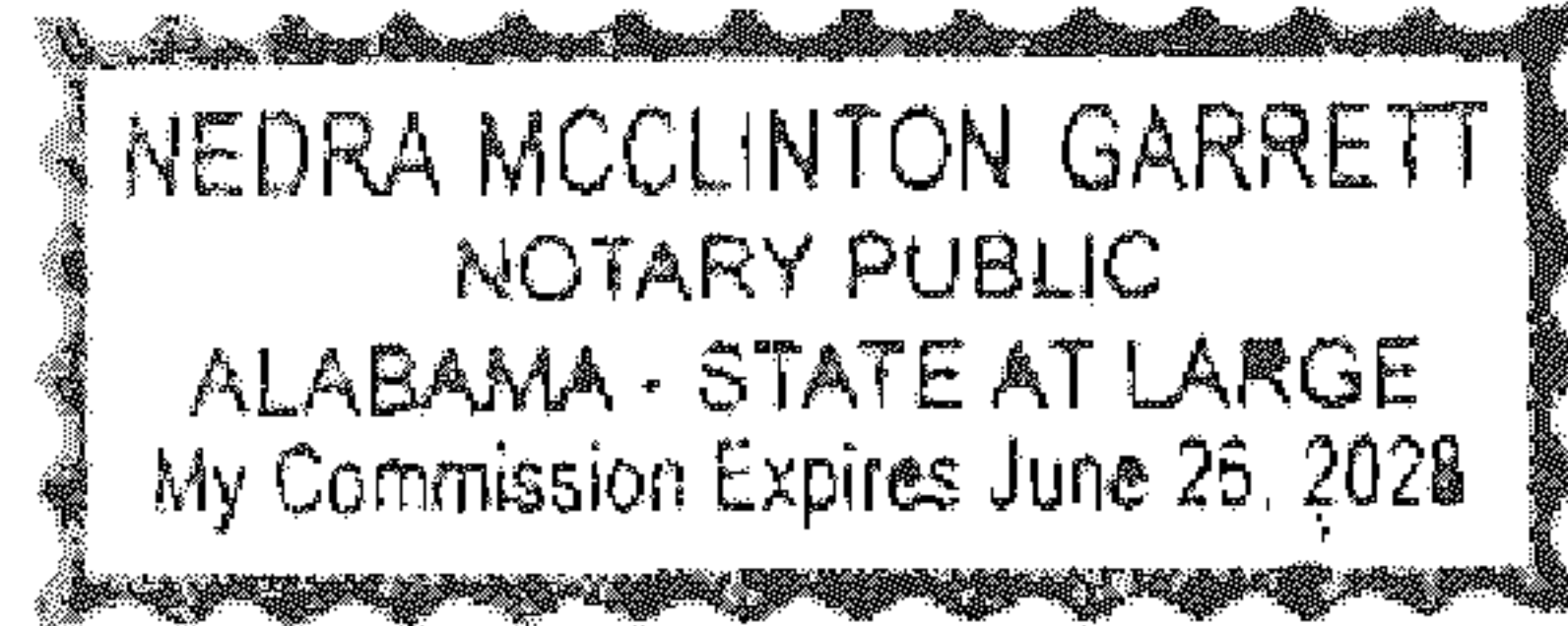


EXHIBIT A

Property 1:

LOT 41, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS GRANTED IN THAT CERTAIN GRANT OF TEMPORARY ACCESS EASEMENT RECORDED IN INSTRUMENT #20061227000626720, IN SAID PROBATE OFFICE.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2025 11:34:12 AM
\$51.50 BRITTANI
20250612000180880

Brittani S. Bayl