

Send Tax Notice to:

Jerry D. Christian

136 Rushton Lane
Calera, AL 35040

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-25-6016

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)** 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

Cynthia Stone, Personal Representative of The Estate of Jerald Phillip Pettit (Deceased, Shelby County, Alabama Probate Case No. PR-2025-239) (herein referred to as "Grantor," whether one or more), whose mailing address is

912 Water Willow Court, Hoover, AL 35244

by **Jerry D. Christian** (herein referred to as "Grantee"), whose mailing address is

136 Rushton Lane, 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 **136 Rushton Lane, Calera, AL 35040**,

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Jerald Phillip Pettit was the surviving grantee of the deed recorded in Inst # **20050301000097710**, the other grantee **Betty J. Pettit** died on or about **06/15/2016**.

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.

\$289,750.00 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 27th day of June, 2025

The Estate of Jerald Phillip Pettit (Deceased, Shelby County, Alabama Probate Case No. PR-2025-239)

By: Cynthia Stone
Cynthia Stone, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Stone, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Jerald Phillip Pettit (Deceased, Shelby County, Alabama Probate Case No. PR-2025-239)**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Jerald Phillip Pettit (Deceased, Shelby County, Alabama Probate Case No. PR-2025-239)**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2025

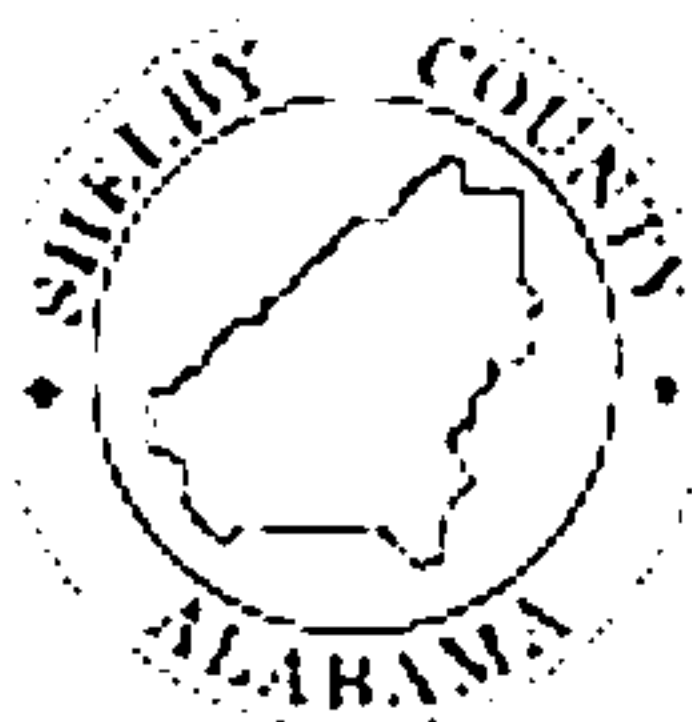
Patrick Galloway
Notary Public
Patrick Galloway
Printed Name
My Commission Expires: 10-4-25

Patrick Galloway
Notary Public
Alabama State At Large
My Commission Expires: October 4th, 2025

EXHIBIT A

Property 1:

Lot 192, according to the Final Plat of Camden Cove West, Sector 1, as recorded in Map Book 33, Page 143, 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
07/07/2025 02:26:38 PM
\$43.50 JOANN
20250707000204860

Allie S. Bayl