

Send Tax Notice to:
Lauren Olivia Ranson

4711 Chippewa Lane
Pelham, AL 35124

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

File: **BHM-25-6301**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$359,900.00)** 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 **Jessica Paige Coe, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1467 Smokey Road, Newnan, GA 30263

by **Lauren Olivia Ranson (herein referred to as "Grantee")**, whose mailing address is

4711 Chippewa Lane, Pelham, AL 35124

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 **4711 Chippewa Lane, Pelham, AL 35124**, 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.

Jessica Paige Coe is the surviving grantee of that certain Warranty Deed recorded in 2014903000276990. The other grantee, Mitchell Garrett Coe, is deceased, having died on or about 10/22/2024.

\$341,905.00 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 2nd day of July, 2025

Jessica Paige Coe
Jessica Paige Coe

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica Paige Coe 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 2nd day of July, 2025.

Palmer Austin Mordecai
Notary Public
My Commission Expires:

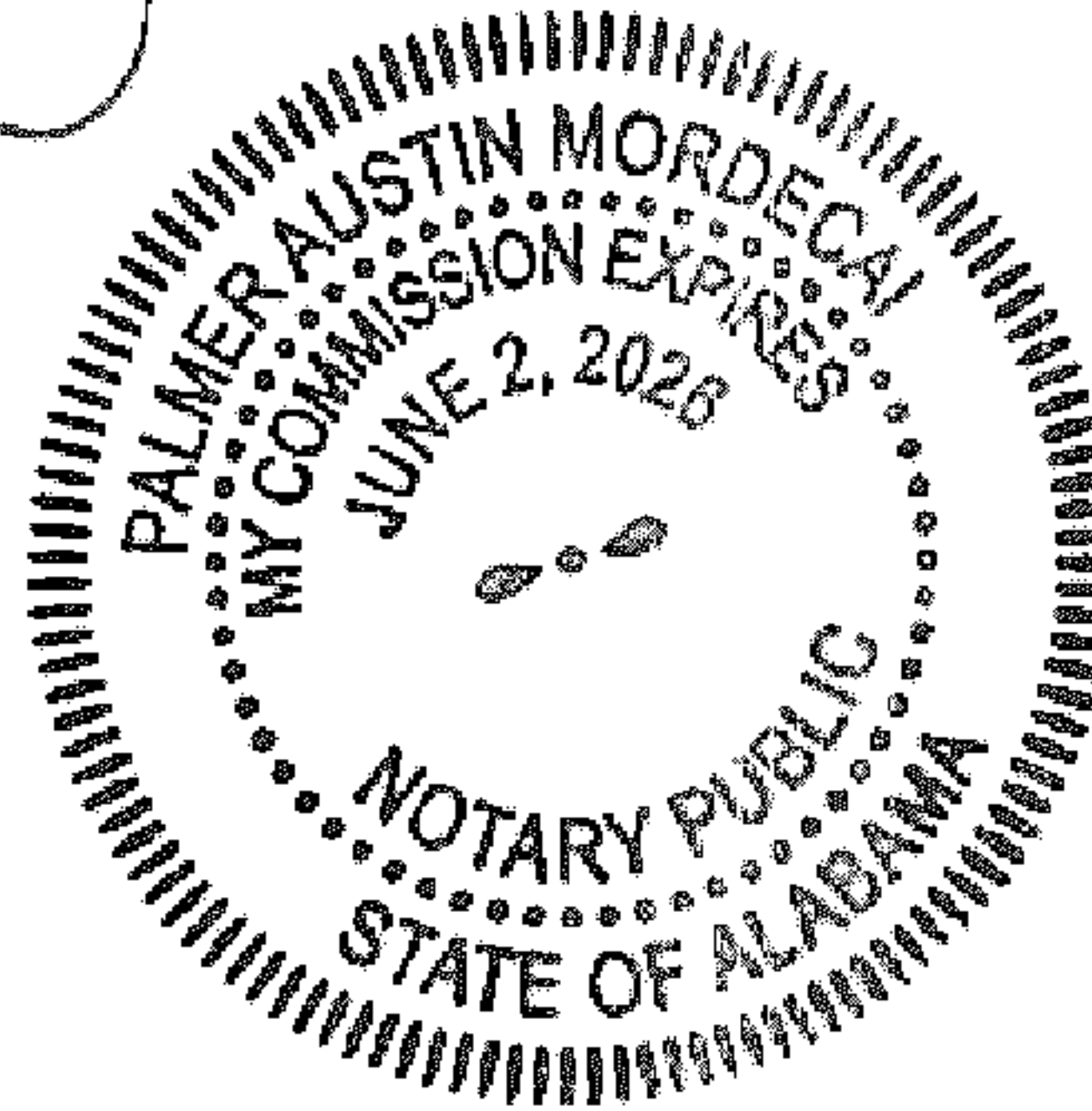


EXHIBIT A

Property 1:

Lot 3, Block 2, according to the Survey of Indian Hills, Second Sector, as recorded in Map Book 4, Page 91, 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
07/08/2025 12:19:38 PM
\$46.00 JOANN
20250708000205800

Alli S. Beyl