

Send Tax Notice to:
Christopher T. Greene, III
347 Forest Lakes Dr.
Sterrett, AL 35147

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-6442**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY ONE THOUSAND AND 00/100 (\$241,000.00) 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

Donna Nall, a married person, and Kevin D. Poage and Laura A. Poage, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

2114 Oliver Avenue, ALexander City, AL 35010

by **Christopher T. Greene, III (herein referred to as "Grantee")**, whose mailing address is

347 Forest Lakes Dr., Sterrett, AL 35147

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 **347 Forest Lakes Dr, Sterrett, AL 35147,**

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.

The above described property does not constitute the homestead of Donna Nall, nor that of her spouse, neither is it contiguous thereto.

\$241,000.00 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 8 day of July, 2025

Donna Nall
Donna Nall

Kevin D. Poage
Kevin D. Poage

Laura A. Poage
Laura A. Poage

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Donna Nall, Kevin D. Poage and Laura A. Poage 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 8 day of July, 2025.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/2026

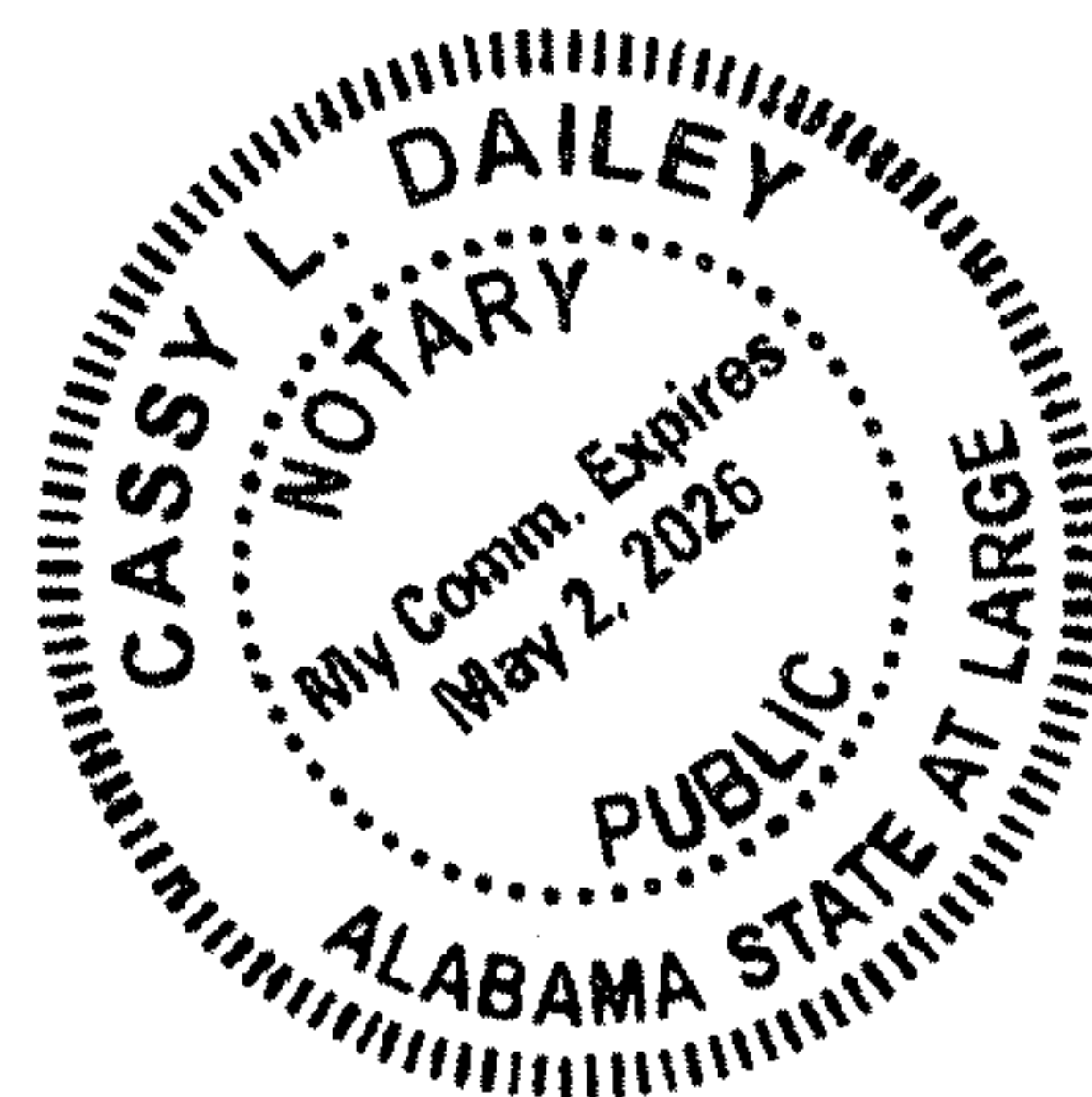


EXHIBIT A

Property 1:

Lot 695, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2025 09:23:12 AM
\$30.00 KELSEY
20250710000207770

Allen S. Bayl