20250710000208140 07/10/2025 10:30:56 AM DEEDS 1/2

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Copeland Building and Construction, LLC
P.O. Box 111
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, Cris H. Nelson, as Personal Representative of the Estate of Jeanne Louise Haney, deceased, Probate Case #PR-2024-001206 (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto COPELAND BUILDING AND CONSTRUCTION, LLC (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 15A, according to the Survey of Chaparral, Third Sector, as recorded in Map Book 8, Page 165, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by the undersigned, who is authorized to execute this conveyance, has hereunto set its signature and seal this 19th day of June, 2025.

The Estate of Jeanne Louise Haney, deceased, Probate Case #PR-2024-001206

By: Cris H. Nelson, Personal Representative

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cris H. Nelson, whose name as Personal Representative of The Estate of Jeanne Louise Haney, deceased, Probate Case #PR-2024-001206, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 19th day of June, 2025.

KORIE DAWN DEFRANK NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES JANUARY 30, 2029

Notary Public

My Commission Expires: 01/30/2029

Real Estate Sales Validation Form

Grantor's Name Mailing Address	The Estate of Jeanne Louise Haney	Grantee's Name	Copeland Building and
		Mailing Address	Construction, LLC
	1021 Highway 95, Helena, AL 35080		P.O. Box 111 Helena, AL 35080
D A. I.I			
Property Address	1901 Chandabrook Drive,	Date of Sale Total Purchase Price	
	Pelham, AL 35124	Or	e \$30,000.00
		Actual Value	÷ \$
		Assessor's Market Value	\$
	document presented for rec the filing of this form is not requ		of the required information
	İnstr	uctions	
	d mailing address - provide the current mailing address.	name of the person or p	ersons conveying interest to
Grantee's name an property is being co	d mailing address - provide the nveyed.	e name of the person or	persons to whom interest to
Property address -	the physical address of the pro	perty being conveyed, if	f available.
Date of Sale - the d	ate on which interest to the pro	perty was conveyed.	
· · · · · · · · · · · · · · · · · · ·	e - the total amount paid for the the instrument offered for reco	•	erty, both real and personal,
being conveyed by t	property is not being sold, the the instrument offered for record iser or the assessor's current r	d. This June be evidence	
excluding current uresponsibility of va	ded and the value must be de se valuation, of the property a luing property for property ta to <u>Code of Alabama 1975</u> § 40	as determined by the lox purposes will be use	cal official charged with the
and accurate. I furt	of my knowledge and belief the her understand that any false nalty indicated in <u>Code of Alab</u>	statements claimed on	this form June result in the
Date <u>June 19, 202</u>	<u>25</u>	Print <u>B. CHRISTO</u>	PHER BATTLES
1 lm - 44 1		Cian	
Unattested	(verified by)	Sign (Grantor/Grante	ee/Øwner/ <u>Agent</u>) circle one
			Form RT-1
	Filed and Recorded Official Public Records Judge of Probate, Shelby Cor	ıntı Alahama Carata	



Juage of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 07/10/2025 10:30:56 AM \$55.00 PAYGE

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