

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

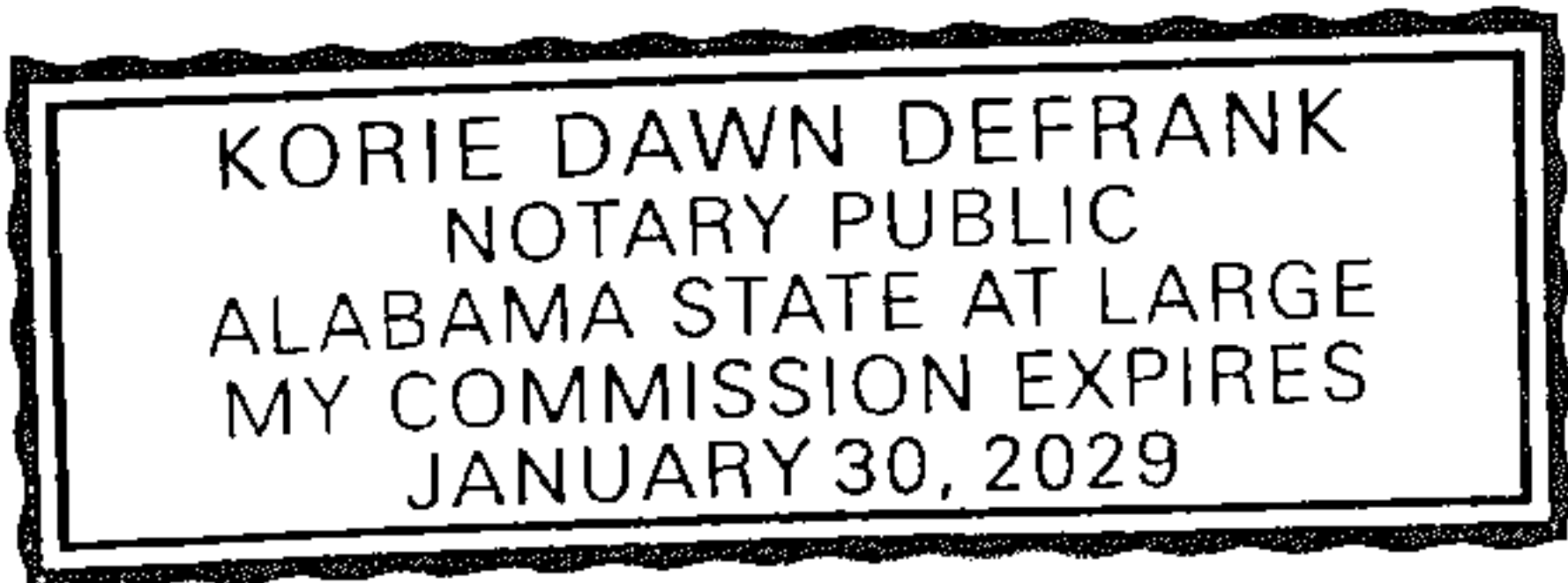

By: **Cris H. Nelson, Personal Representative**

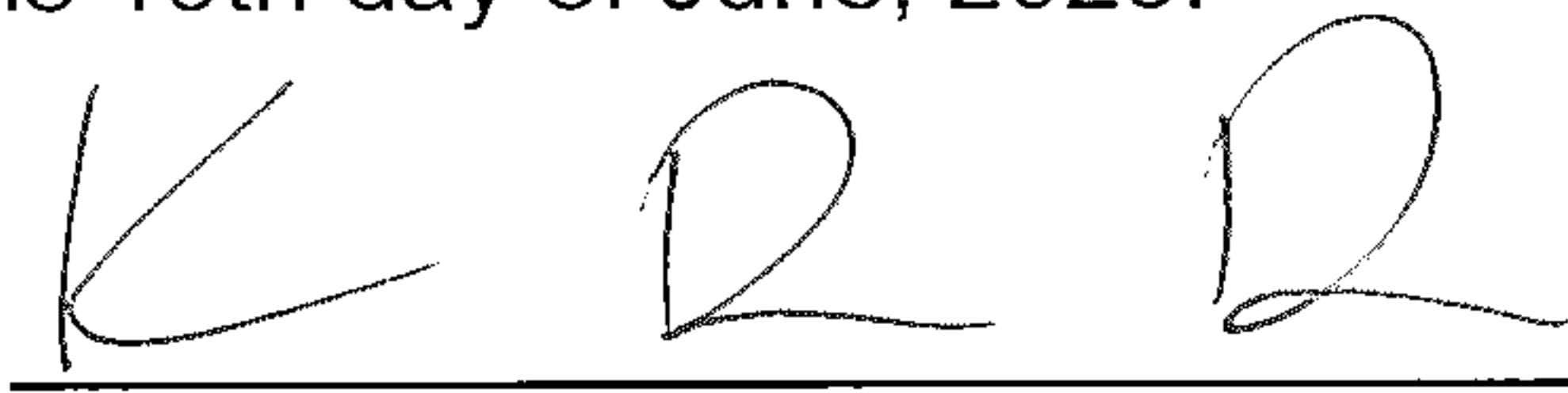
STATE OF ALABAMA

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.




Notary Public
My Commission Expires: 01/30/2029

