

Send Tax Notice to:
Matthew S. Deason and Kelsey A.
Deason
501 Lime Creek Cove
Chelsea, AL 35043

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-7135

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00)** 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

Hometown Home Buyers LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

2155 Highway 174, Springville, AL 35146

by **Matthew S. Deason and Kelsey A. Deason (herein referred to as "Grantee," whether one or more),** whose mailing address

501 Lime Creek Cove, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **501 Lime Creek Cove, Chelsea, AL 35043**, 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.

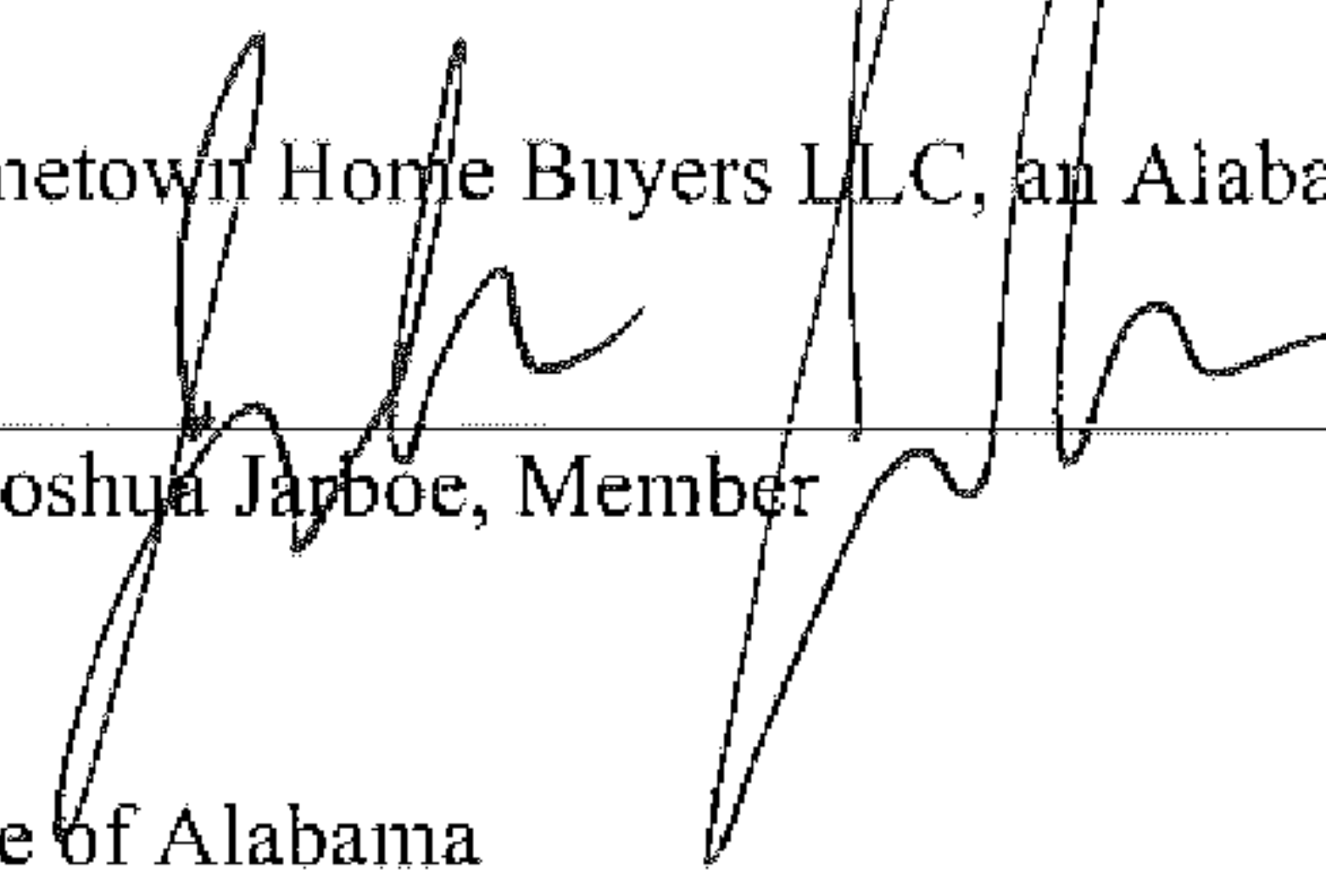
\$320,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 18th day of July, 2025.

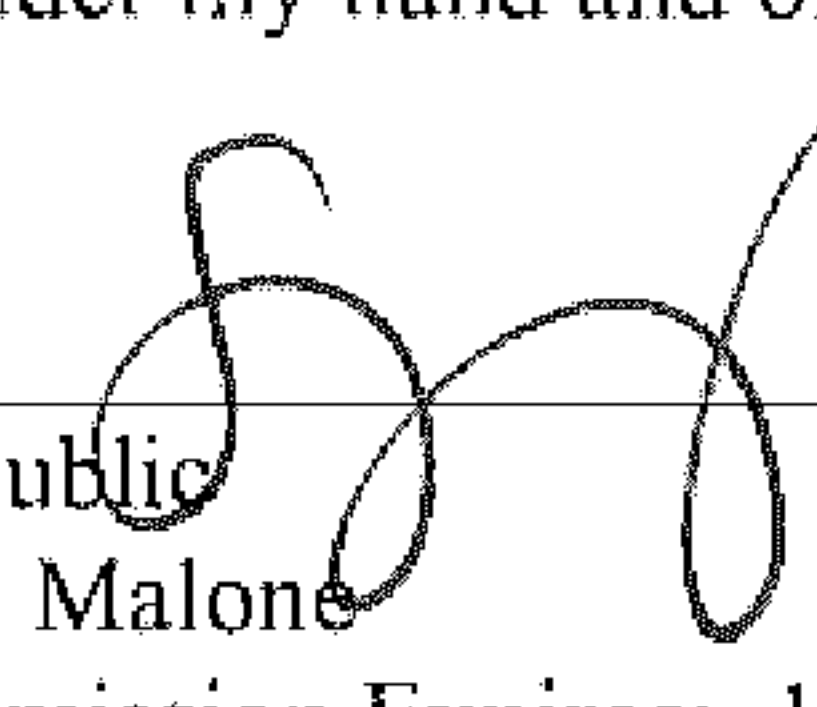
Hometown Home Buyers LLC, an Alabama Limited Liability Company

By: 
Joshua Jarboe, Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joshua Jarboe, Member**, whose name as **Member** of **Hometown Home Buyers LLC, a/an Alabama Limited Liability Company**, is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of **Hometown Home Buyers LLC**, on the day the same bears date.

Given under my hand and official seal this 18th day of July, 2025.


Notary Public
Shami S. Malone
My Commission Expires: 11/3/2028

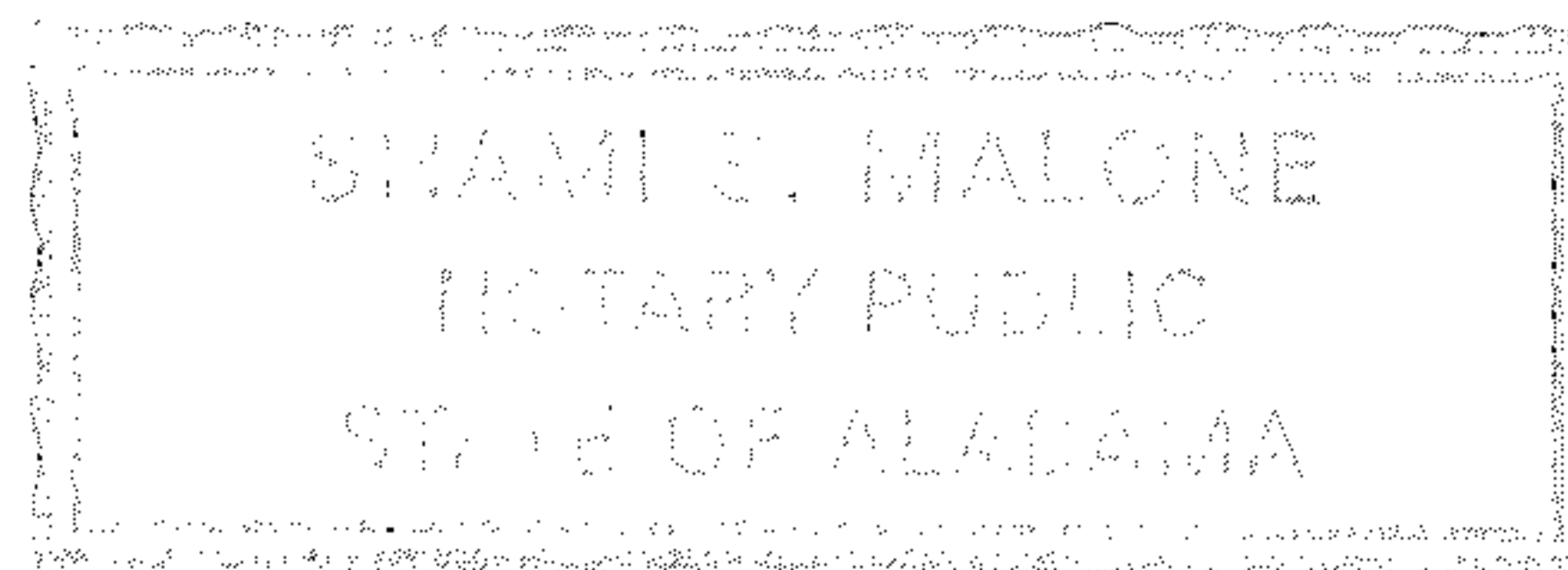


EXHIBIT A

Property 1:

Lot 94, according to the Final Plat of Lime Creek at Chelsea Preserve, Sector 2, as recorded in Map Book 34, Page 51, 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
07/18/2025 02:31:01 PM
\$108.00 JOANN
20250718000219040

Allie S. Boyd