

Send Tax Notice to:  
Deverick Williams

161 Essex Dr  
Sterrett, AL 35147

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

File: **BHM-25-6939**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$455,000.00)** 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 **George A. Owens and Haley P. Owens, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is **161 Essex Dr, Sterrett, AL 35147**

by **Deverick Williams, (herein referred to as "Grantee"),** whose mailing address is **161 Essex 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 **161 Essex Drive, 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.

**\$455,000.00 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 21<sup>st</sup> day of July, 2025

George A Owens by Haley Owens  
Attorney in fact

George A. Owens by Haley P Owens, Attorney-In-Fact

Haley Owens  
Haley P. Owens

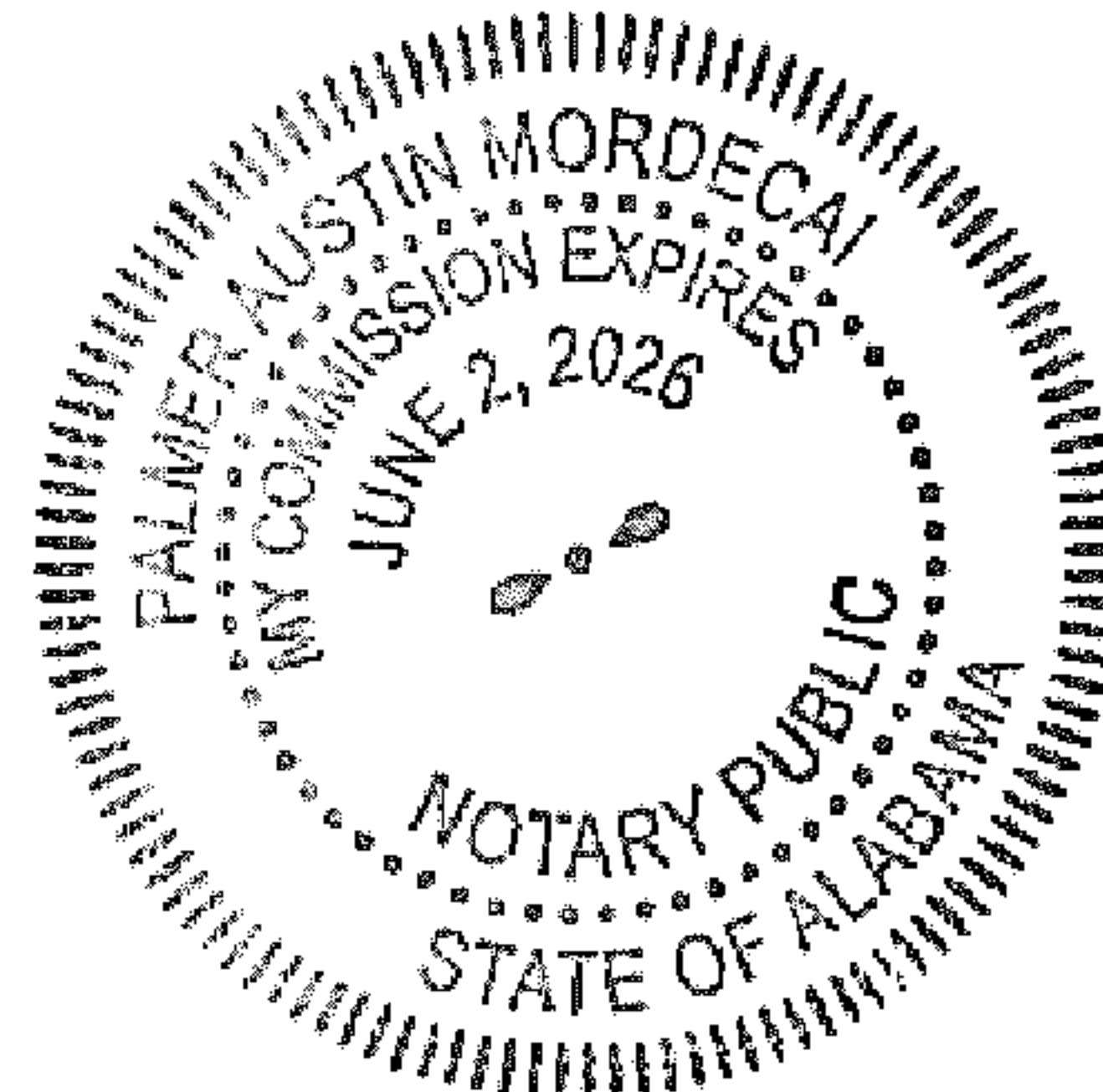
State of Alabama  
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Haley P Owens**, whose name is signed as Attorney in Fact for **George A. Owens** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 21<sup>st</sup> day of July, A. D. 2025

Palmer Austin Mordecai  
Notary Public  
Palmer Mordecai

Printed Name  
My Commission Expires:



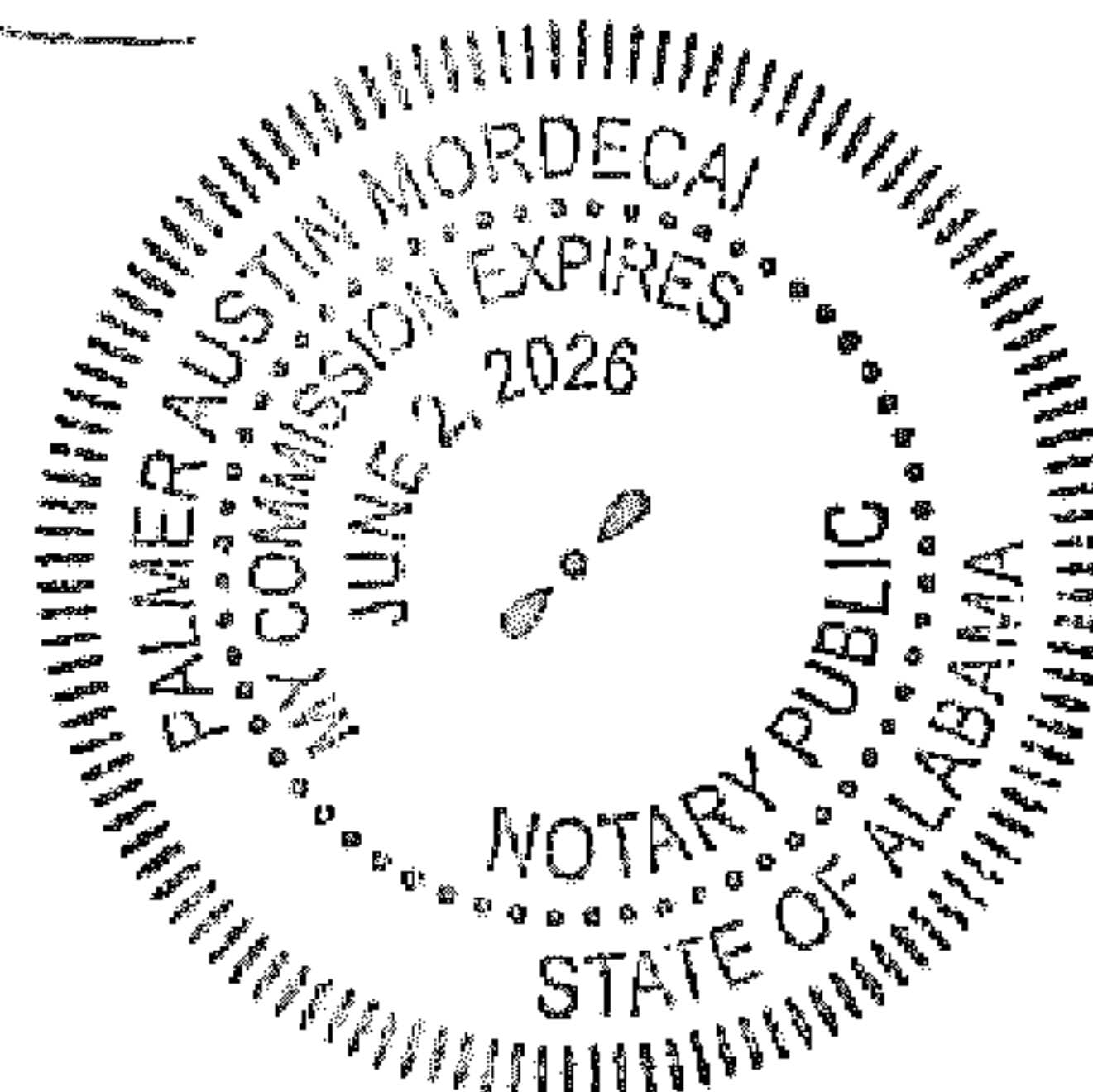
State of Alabama  
County of Jefferson

I, Palmer Austin Mordecai a Notary Public, hereby certify that **Haley P. Owens**, whose name 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 21<sup>st</sup> day of July, A. D. 2025

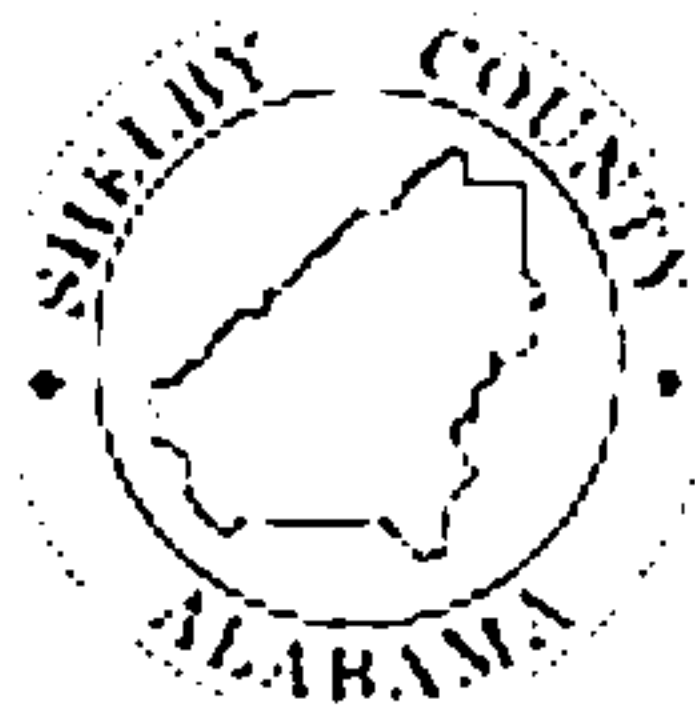
Palmer Austin Mordecai  
Notary Public  
Palmer A Mordecai

Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:  
LOT 177, ACCORDING TO THE SURVEY OF FOREST PARKS, 1ST SECTOR, 2ND ADDITION, AS  
RECORDED IN MAP BOOK 22, PAGE 38 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**  
**07/23/2025 02:07:49 PM**  
**\$29.00 BRITTANI**  
**20250723000223890**

*Allie S. Boyd*