

SEND TAX NOTICE TO:
464 Crossbridge Road, LLC
3225 McLeod Drive
Suite 100
Las Vegas, NV 89121

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$332,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matt Kirkpatrick and Alexandra Kirkpatrick, a married couple, and Counce D. Ashcraft, a single person**, whose address is 3313 Shallowford Road, Vestavia Hills, AL 35216, (hereinafter "Grantor", whether one or more), by **464 Crossbridge Road, LLC, an Alabama Limited Liability Company**, whose address is 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **464 Crossbridge Road, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **464 Crossbridge Road, Chelsea, AL 35043 to-wit:**

Lot 1709, according to Plat of Chelsea Park 17th Sector, recorded in Map Book 54, Pages 23A and 23B, of the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and supplemented by the Supplementary Declaration and Amendment as recorded in Instrument No. 20151230000442850 and along with the Amendment to Declaration of Easement and Master Protective Covenants for Chelsea Park, a Residential Subdivision, 17th Sector as recorded in Instrument No. 20210524000253520, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").


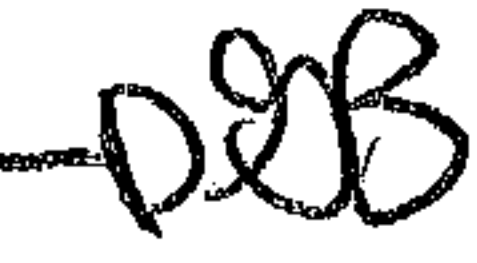
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

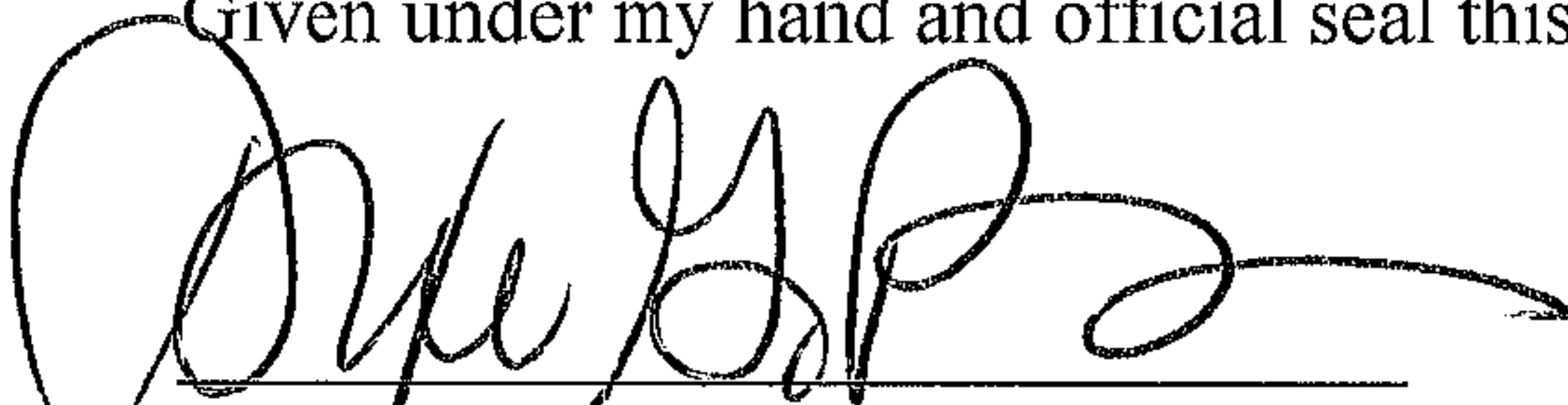
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of July, 2025.

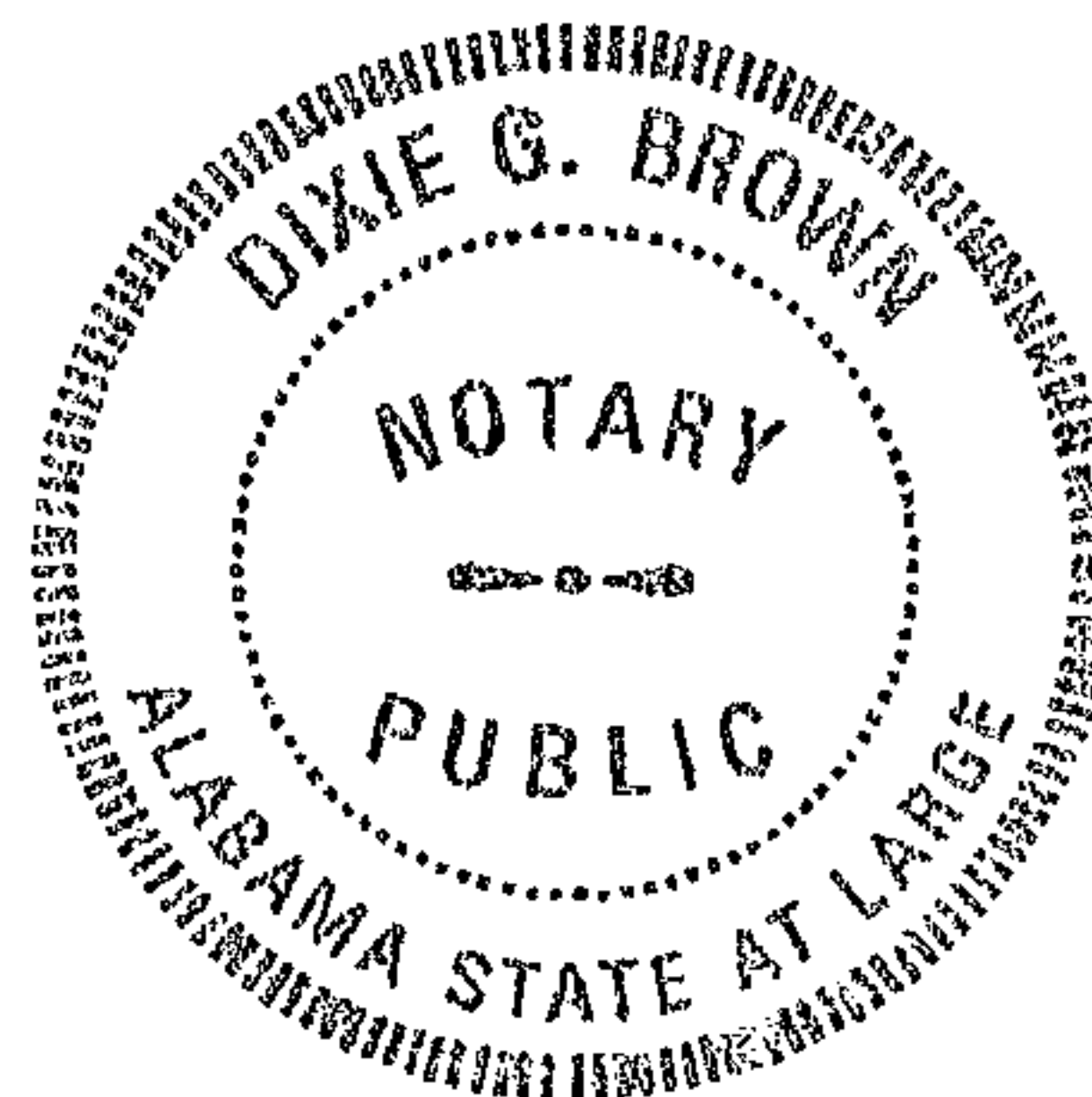

Counce D. Ashcraft

STATE OF ALABAMA
COUNTY OF Montgomery

 I, the undersigned Notary Public in and for said County and State, hereby certify that ~~Matt Kirkpatrick~~ 
~~Alexandra Kirkpatrick~~ and Counce D. Ashcraft 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 16th day of July, 2025.


Notary Public
My Commission Expires: 10/23/2027



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of July, 2025.



Matt Kirkpatrick




Alexandra Kirkpatrick

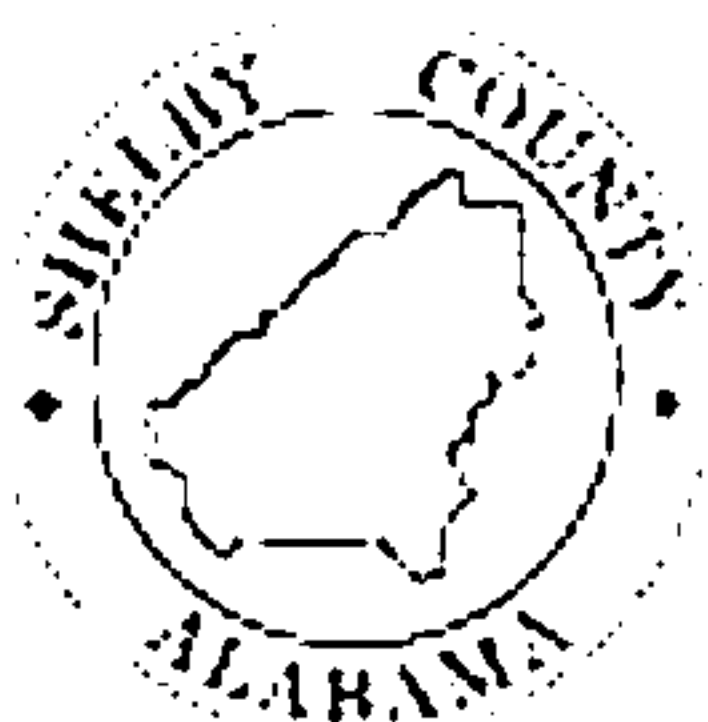
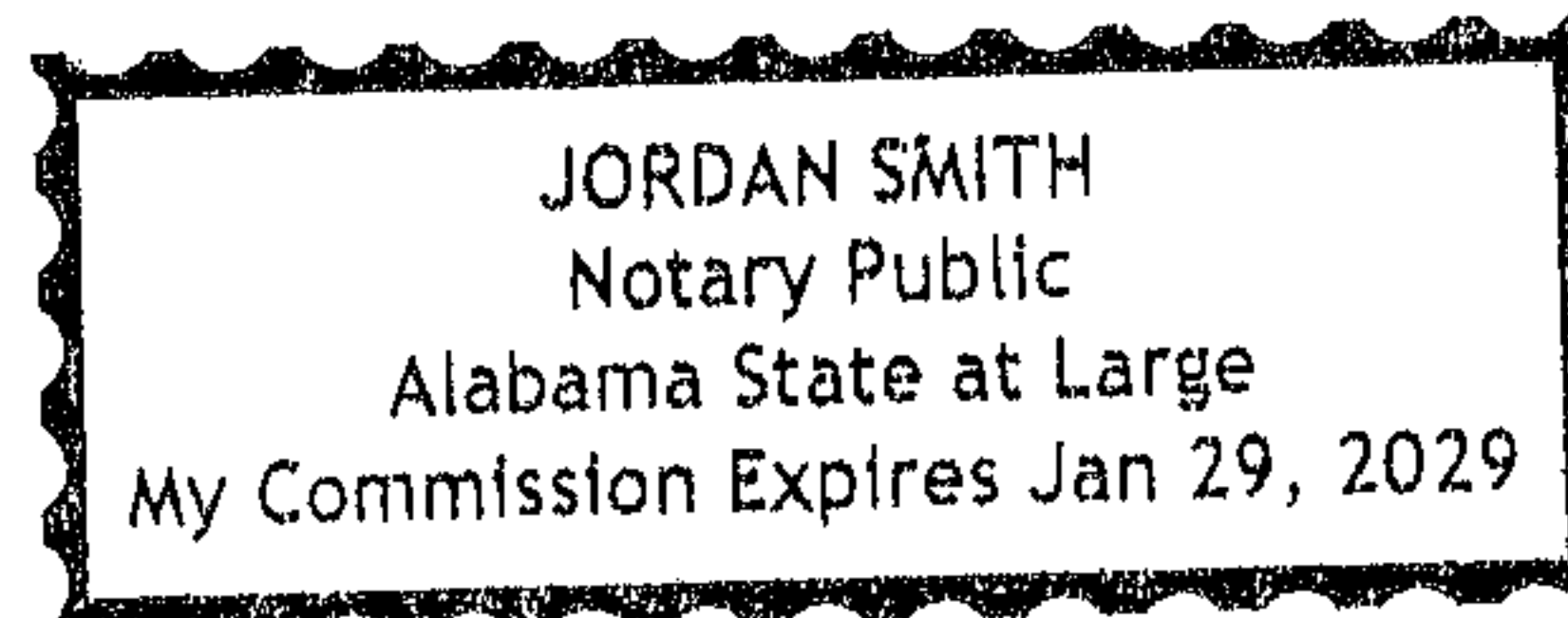
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Matt Kirkpatrick and Alexandra Kirkpatrick, 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 17th day of July, 2025.


Notary Public

My Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2025 02:32:48 PM
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