

Send tax notice to:
David Ryan Chancellor
154 Baron Drive
Chelsea, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025194

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty-Five Thousand Five Hundred and 00/100 Dollars (\$485,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Gilbert Morelion and Mary Ann Morelion, husband and wife**, whose mailing address is 129 CAMPSPEAR Rd, FACTORYVILLE, PA 18419 (hereinafter referred to as "Grantors") by **David Ryan Chancellor and Ericka Leigh Chancellor** whose property address is: **154 Baron Drive, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Royal Forest, as recorded in Map Book 14, page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easements, building lines and rights of way, if any, as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions recorded in Real 290 page 957 in the Probate Office.
5. Right of way granted to South Central Bell Telephone Company recorded in Real 311, page 700 in the Probate Office.

\$436,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 31 day of July, 2025.

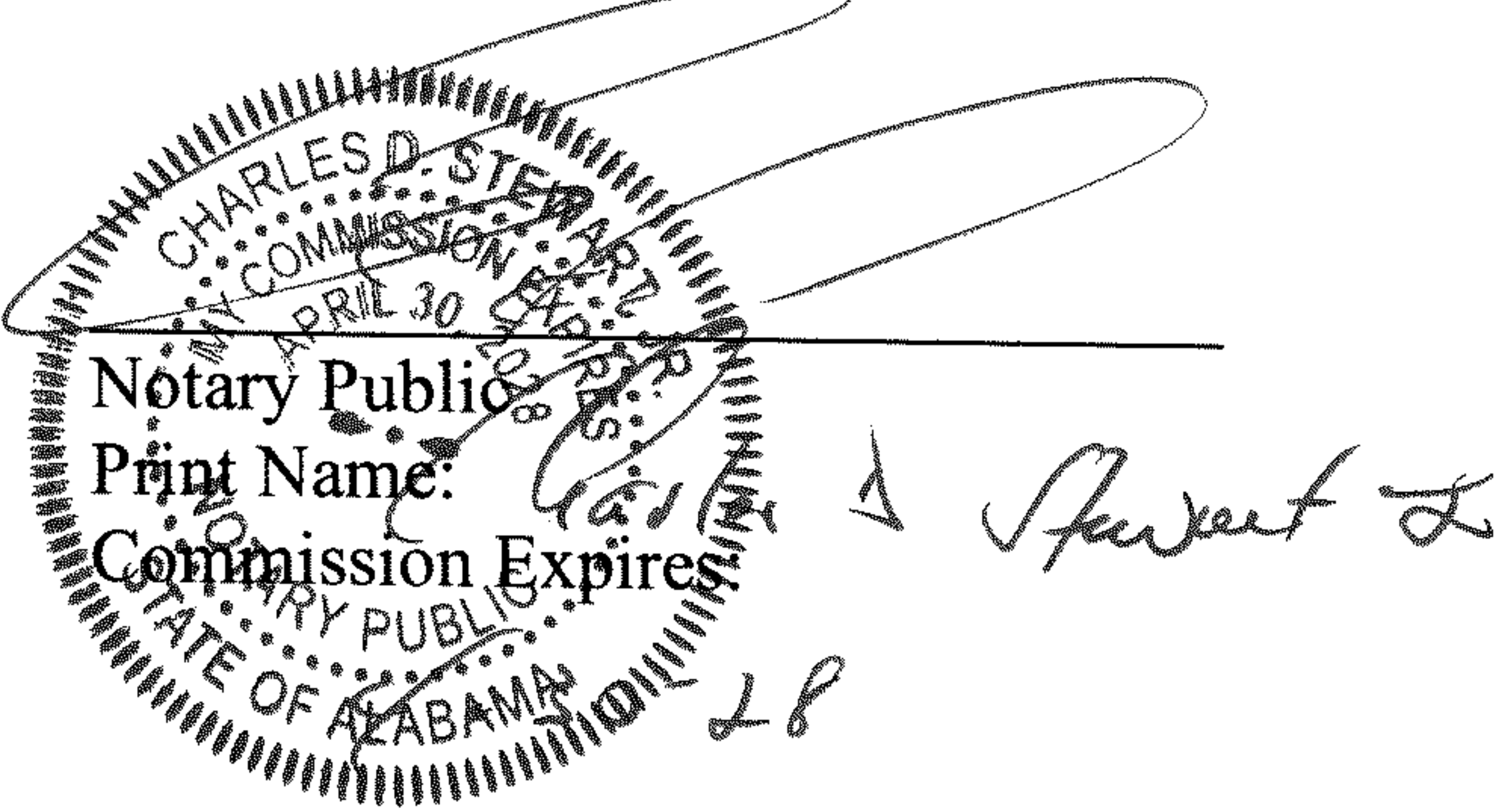

Gilbert Morelion


Mary Ann Morelion

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilbert Morelion and Mary Ann Morelion whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of July, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2025 09:32:35 AM
\$510.50 KELSEY
20250801000234660

