

Send tax notice to:
Raymond Kurtis Williams
572 Polo Way
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
Shelby COUNTY

2025264

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Nine Thousand and 00/100 Dollars (\$229,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Guy Cohen, a single individual** whose mailing address is: 572 Polo Way, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **Raymond Kurtis Williams and Jesse Williams** whose property address is: **572 Polo Way, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 310, according to the Survey of the Village at Polo Crossings, Sector 1, as recorded in Map Book 39, Pages 42A, 42B and 42C, 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. Building setback lines, easements and restrictions as shown on the plat or survey of The Village at Polo Crossings Sector 1 recorded in Map Book 39, pages 42A, 42B and 42C, in the Office of the Judge of Probate of Shelby County.
3. Restrictions appearing of record in Inst. No. 2007-46920, in the Office of the Judge of Probate of Shelby County.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2007-18008, in the Office of the Judge of Probate of Shelby County.
5. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings recorded as Instrument 20071008000469200, as amended by Instrument 20080512000192610, 20100618000195550, 20100325000086330, 20100325000086360, 20160517000168170, 20160503000147290, 20170208000047870, 20180129000029900, 20190208000042250 in the Office of the Judge of Probate of Shelby County.
6. Declaration of Sanitary Sewer Easement recorded as instrument 20090903000340190, in the Office of the Judge of Probate of Shelby County.
7. Party wall rights and easements, if any.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records.

\$206,100.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 12 day of August, 2025.

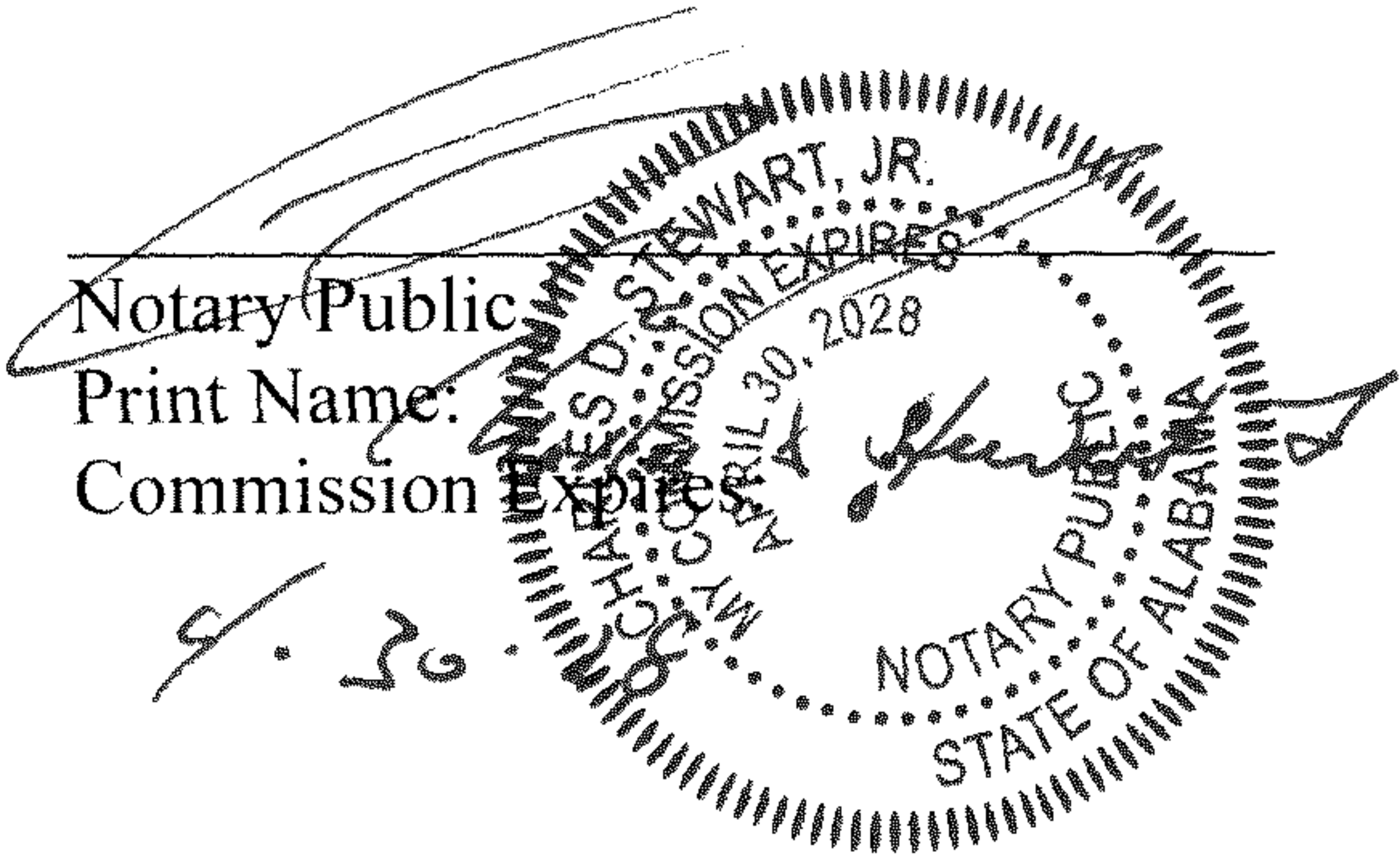
Guy Cohen by Cody Howell, Attorney in Fact
Guy Cohen
By Cody Howell, Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cody Howell, whose name as Attorney in fact for Guy Cohen is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily in his/her capacity as Attorney in fact for Guy Cohen on the day the same bears date.

Given under my hand and official seal this the 12th day of August, 2025.

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2025 09:59:19 AM
\$48.00 KELSEY
20250813000247440

Allie S. Bayl