

**SEND TAX NOTICE TO:**

Paul Nelson Kelly and Julie Davidson Kelly  
1064 Kings Way  
Birmingham, AL 35242

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 **FOUR HUNDRED SIXTY THOUSAND AND 00/100 (\$460,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Judy Hester Bush, an unmarried person**, whose address is 3171 U.S. 280, Overture #1137, Birmingham, AL 35243, (hereinafter "Grantor", whether one or more), by **Paul Nelson Kelly and Julie Davidson Kelly, a married couple**, whose address is 1064 Kings Way, Birmingham, AL 35242, (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, **Paul Nelson Kelly and Julie Davidson Kelly, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1064 Kings Way, Birmingham, AL 35242**, to-wit:

**Lot 2570, according to the Survey of Highland Lakes, 25th Sector, Phase II, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama.**

Together with a nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument#1994-07111 and amended in Instrument N0.1996-17543, and further amended in Inst.#1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase II, recorded in Instrument N0.20051229000667940, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is here in after 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.

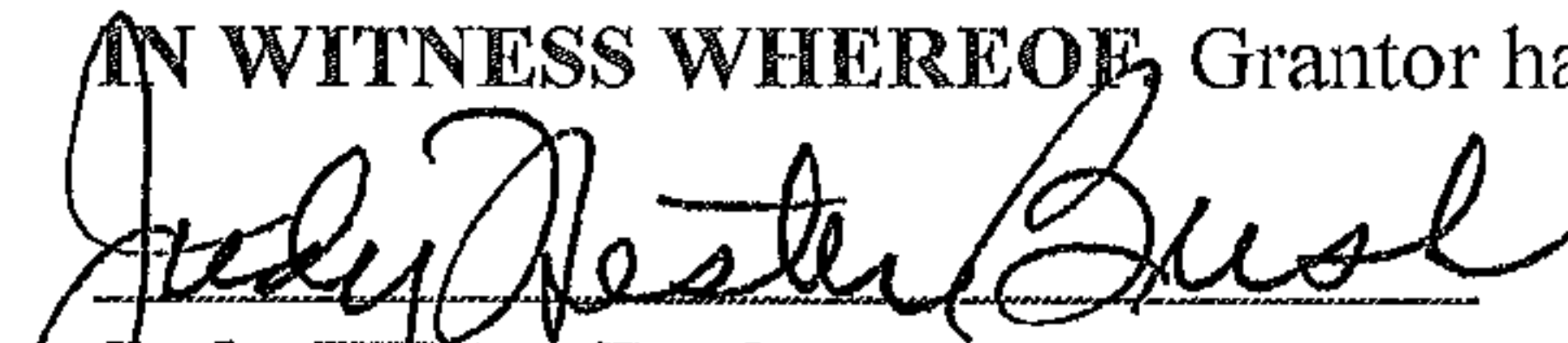
**Judy Hester Bush is the sole surviving grantee. The other, Charles David Bush, having died on or about February 26, 2025**

**Paul Nelson Kelly is one and the same as Paul N Kelly and Julie Davidson Kelly is one and the same as Julie D Kelly.**

Subject to a third-party mortgage in the amount of \$368,000.00 executed and recorded simultaneously herewith.

**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.

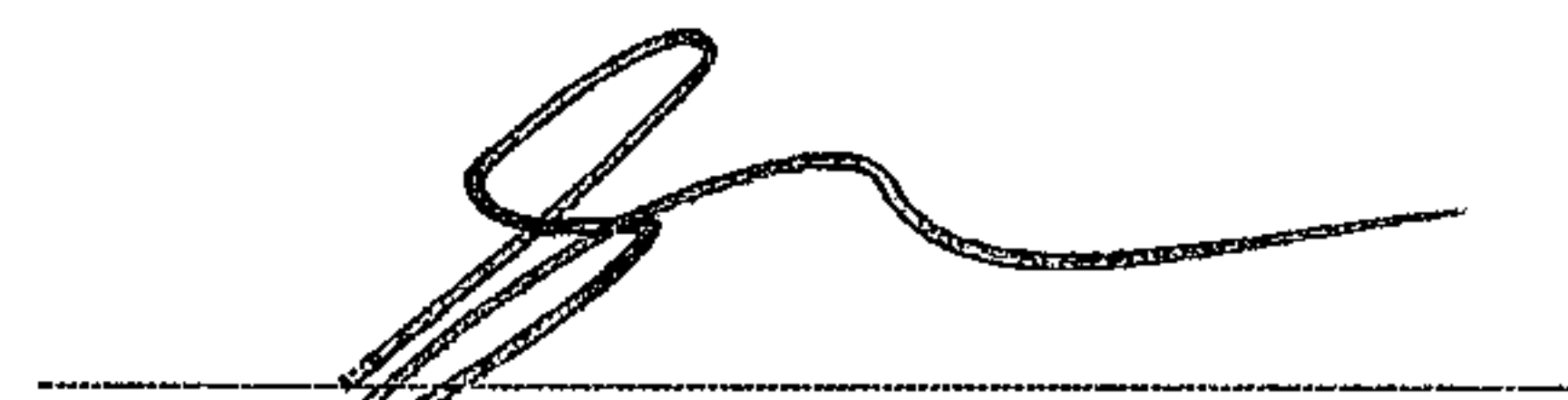
IN WITNESS WHEREOF Grantor has set their signature and seal on this 14th day of August, 2025.

  
Judy Hester Bush

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Judy Hester Bush 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 14th day of August, 2025.

  
Notary Public  
My Commission Expires:

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/15/2025 10:55:11 AM  
\$119.00 BRITTANI  
20250815000250620

