

Send Tax Notice to:  
McCaloph R. Caston and LeAnne  
Caston  
930 Jackson Cir.  
Helena, AL 35080

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-25-7577**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED NINE THOUSAND AND 00/100 (\$309,000.00) 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 **Robert K. Stratton and Yoshimi Stratton, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

12635 West Sunnyvale Drive, Nine Mile Falls, WA 99026

by **McCaloph R. Caston and LeAnne Caston (herein referred to as "Grantee," whether one or more)**, whose mailing address is

930 Jackson Cir., Helena, AL 35080

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 property, which has a mailing address of **930 Jackson Cir., Helena, AL 35080**, 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.


**\$209,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 25 day of Aug, 2025

  
\_\_\_\_\_  
Robert K. Stratton

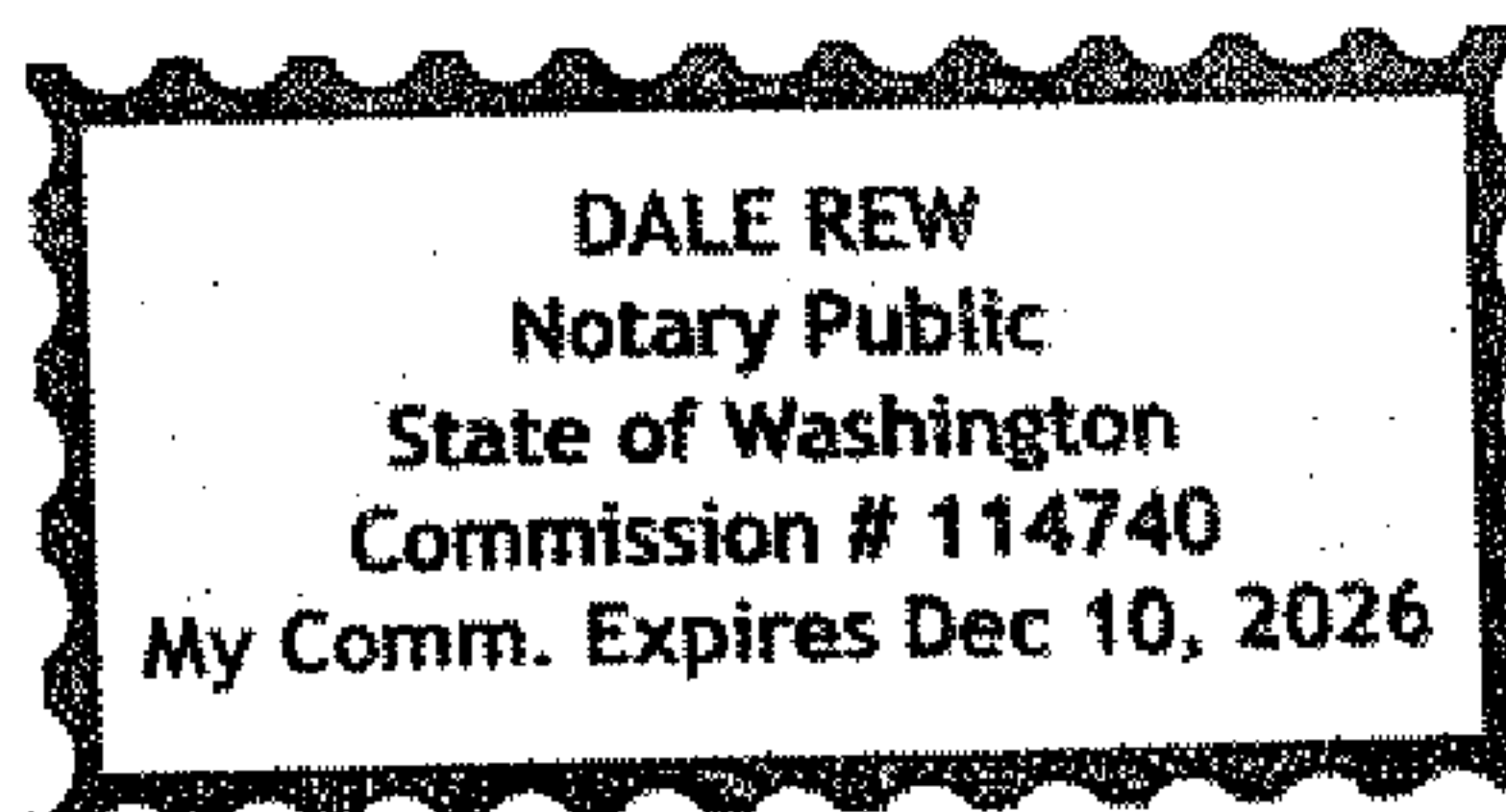
  
\_\_\_\_\_  
Yoshimi Stratton

STATE OF WA  
COUNTY OF Spokane Stevens

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert K. Stratton and Yoshimi Stratton 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 25<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12-10-26



**EXHIBIT A**

Property 1:

LOT 57, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR 7, AS RECORDED IN MAP BOOK 22, PAGE 45, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/29/2025 12:08:46 PM  
\$128.00 PAYGE  
20250829000267280

*Allie S. Beyl*