

Send Tax Notice to:  
Kyle Woods  
2229 Richmond Ln.  
Pelham, AL 35124

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-7713**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00)** 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 **Samantha Riley, Formerly Known As Samantha Elizabeth Greenblatt, and Devin Raymond Riley, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3328 Monte Doro Drive, Birmingham, AL 35216

by **Kyle Woods (herein referred to as "Grantee")**, whose mailing address is

2229 Richmond Ln., Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **2229 Richmond Ln., Pelham, AL 35124**, 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.

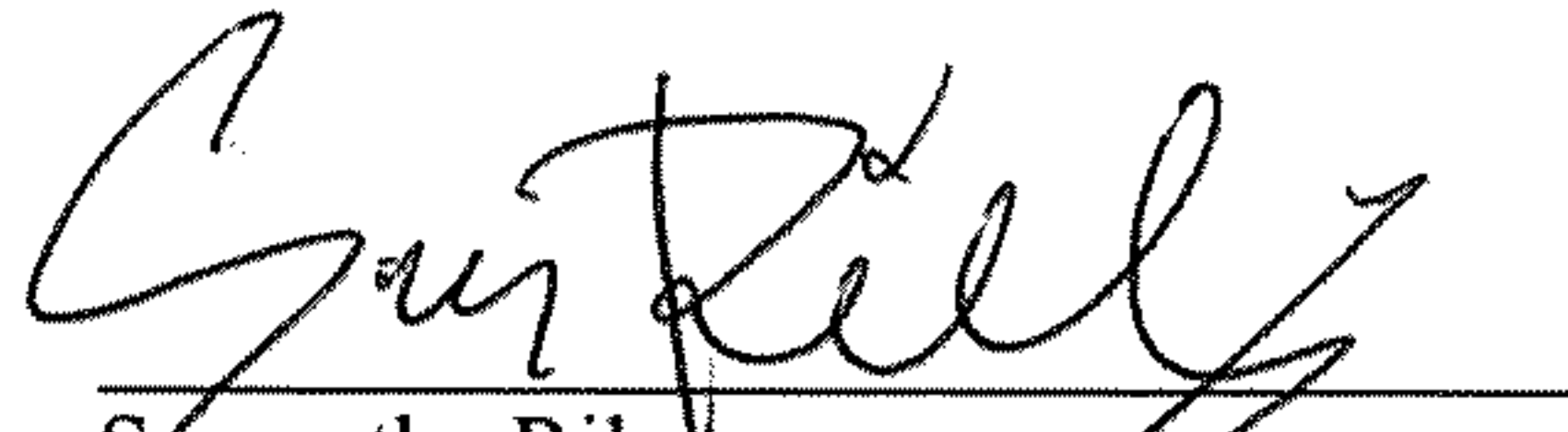
MINING AND MINERAL RIGHTS EXCEPTED.

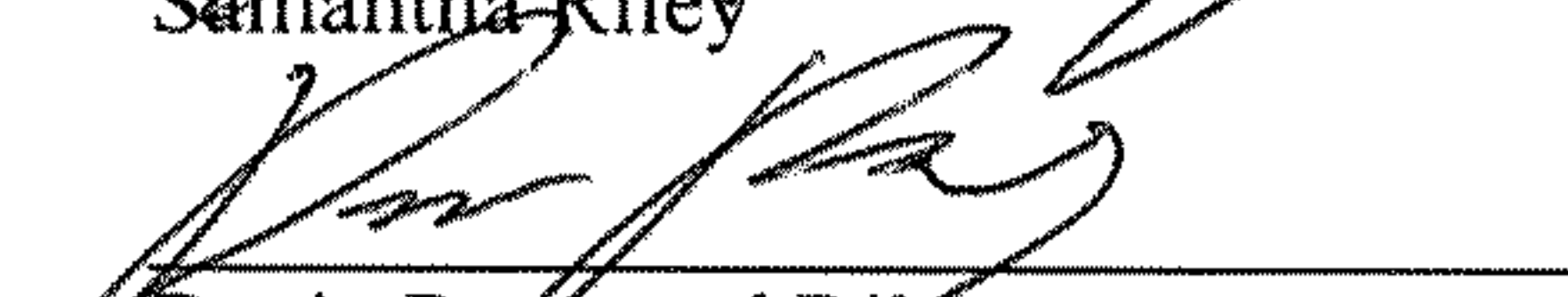
**\$249,287.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 20 day of August, 2025.

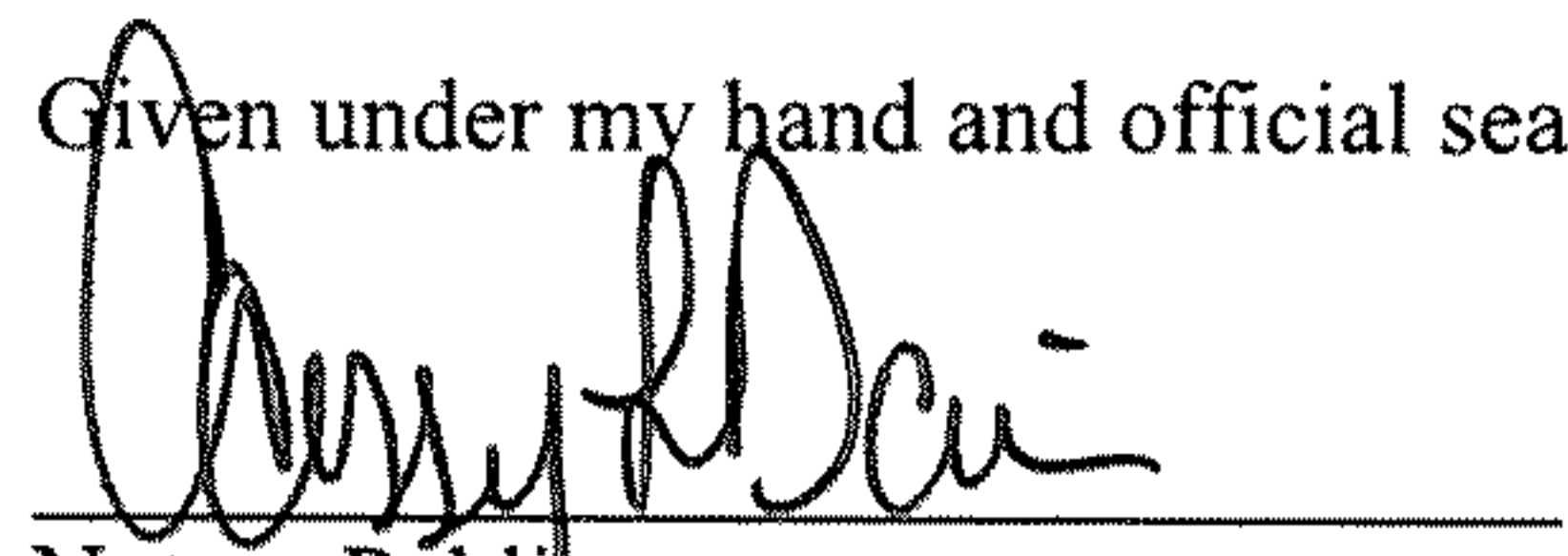
  
Samantha Riley

  
Devin Raymond Riley

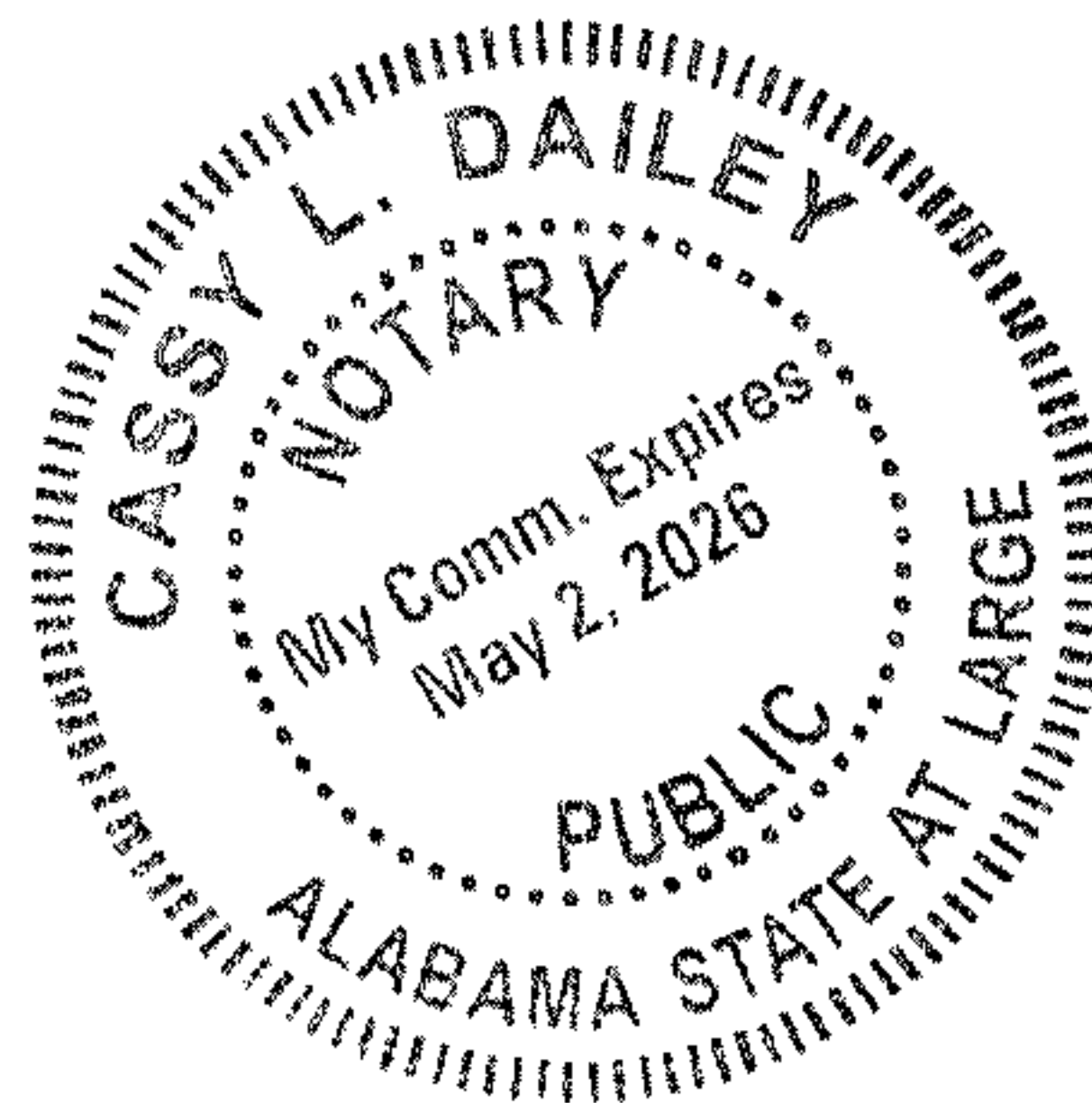
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Samantha Riley and Devin Raymond Riley 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 20 day of August, 2025.

  
Notary Public

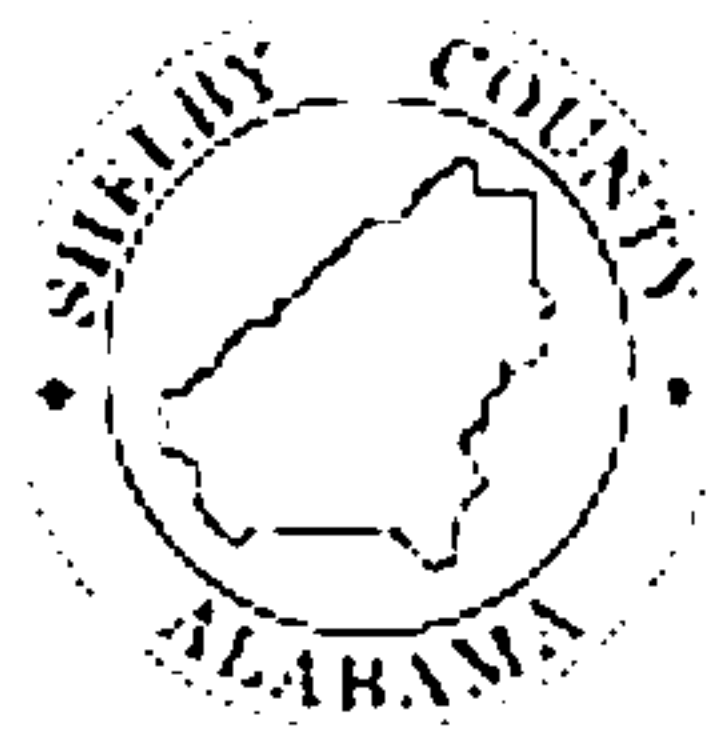
My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 51, according to the Survey of Second Sector, Chanda Terrace, as recorded in Map Book 9, Page 101, 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**  
**09/04/2025 12:53:18 PM**  
**\$50.00 BRITTANI**  
**20250904000271950**

*Brittani S. Boyd*