

Send tax notice to:

Sonny Ong

135 Flagstone 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

2025305

Shelby COUNTY

**WARRANTY DEED**



20250910000274930 1/2 \$310.00  
Shelby Cnty Judge of Probate, AL  
09/10/2025 04:25:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Tall Timbers, LLC, an Alabama Limited Liability Company** whose mailing address is: 4012 SAINT CHARLES DRIVE, 35242 (hereinafter referred to as "Grantor") by **Sonny Ong and Kimberly Dawn Ong** whose property address is: **3121 Oakridge 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 105, according to the Final Plat The Highlands of Chelsea Phase 1, Sector 4, as recorded in Map Book 56, Page 63A & 63B in the Probate Office of Shelby County, Alabama.**

**Together with rights in and to the use of Oakview Parkway, a private road for ingress/egress and a 60' easement for ingress/egress shown as Oakridge Way, all being shown on Map Book 56, Page 63A & 63B 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 line(s), easement(s) and Restrictions per map.
3. Declaration of Protective Covenants and Restrictions to be filed for record.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 163, page 433, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 2006052600025048 and Instrument 20180606000'198810 and Instrument 20200902000388230, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Deed Book 180, Page 604, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Gas Corporation, as recorded in Instrument 1993-38334, in the Probate Office of Shelby County, Alabama.
8. Easement to BellSouth Telecommunications, LLC, as recorded in Instrument 2015071700024386, in the Probate Office of Shelby County, Alabama.
9. Permanent Easement Deed as recorded in Instrument 20180426000140630 in the Probate Office of Shelby County, Alabama

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

Shelby County, AL 09/10/2025  
State of Alabama  
Deed Tax: \$285.00



20250910000274930 2/2 \$310.00  
Shelby Cnty Judge of Probate, AL  
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TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, Tall Timbers, LLC, by William D Brogdon, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 8 day of September, 2025.

Tall Timbers, LLC

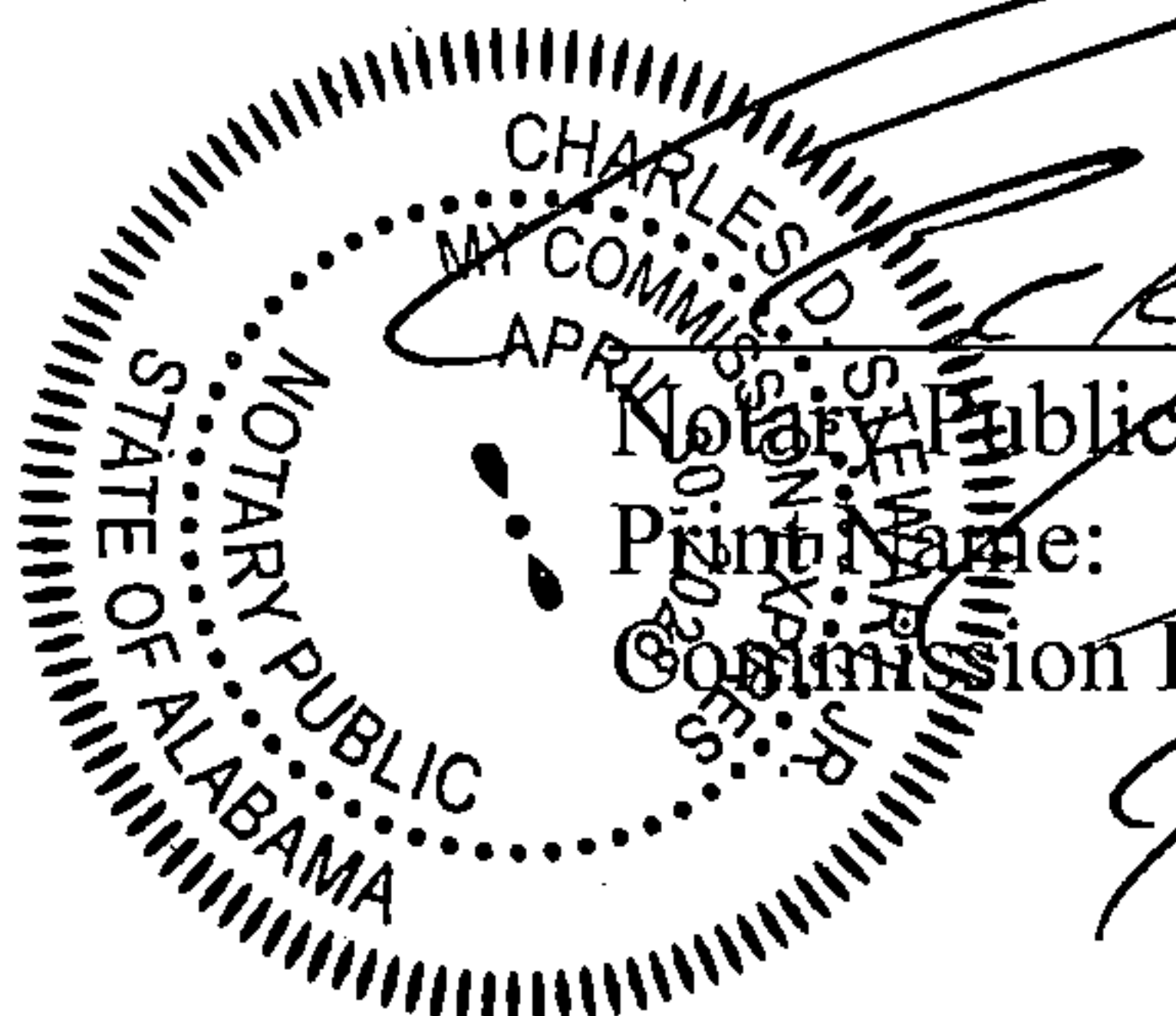
BY: William D Brogdon

ITS: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D Brogdon, whose name as Member of Tall Timbers, LLC, 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 and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 8 day of September, 2025.



Notary Public  
Print Name:  
Commission Expires:

*Charles D. Smith*  
30 28