

Send Tax Notice to:
Daniel Jones and Wendy Jones
479 LAKE CHELSEA WAY
CHELSEA, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-25-9274**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$495,000.00)** 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 **Autumn Caldwell and Ashlyn Brooke Caldwell, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

7040 GUNNY LANE, HOVER, AL 35244

by **Daniel Jones and Wendy Jones** (herein referred to as "Grantee," whether one or more), whose mailing address is

479 LAKE CHELSEA WAY, CHELSEA, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **479 Lake Chelsea Way, Chelsea, AL 35043**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$486,034.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Grantor Ashlyn Brooke Caldwell is one and the same person as Ashlyn Brooke Proctor.

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 5th day of September, 2025

Autumn Caldwell by Ashlyn Caldwell, attorney-in-fact
Ashlyn Brooke Caldwell
 Ashlyn Brooke Caldwell

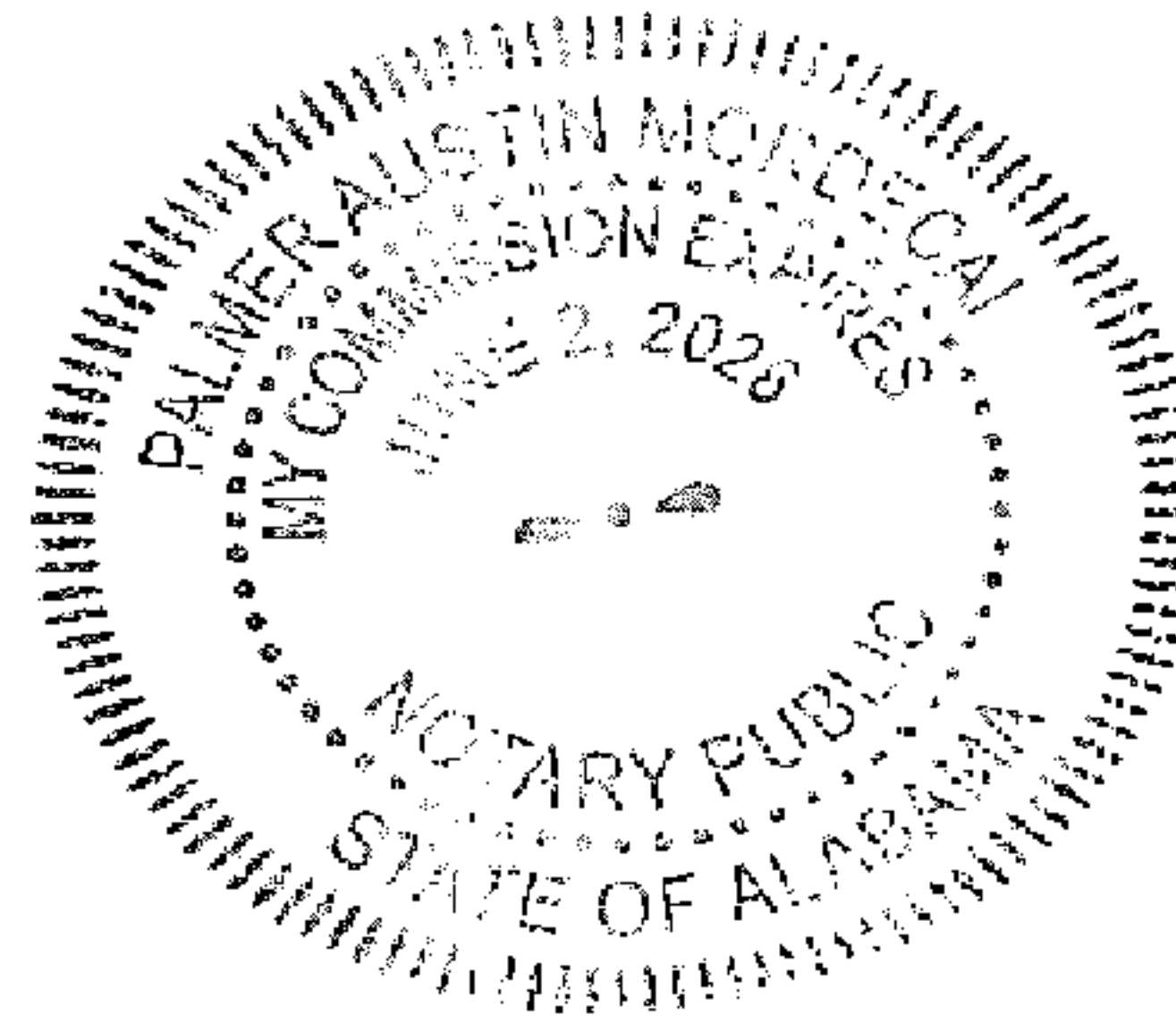
State of Alabama
 County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Ashlyn Caldwell**, whose name(s) is signed as Attorney in Fact for **Autumn Caldwell** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of September, A. D. 2025.

Palmer Austin Mordecai
 Notary Public

Printed Name
 My Commission Expires:



State of Alabama
 County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Ashlyn Brooke Caldwell**, whose name is 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of September, A. D. 2025.

Palmer Austin Mordecai
 Notary Public

Printed Name
 My Commission Expires:

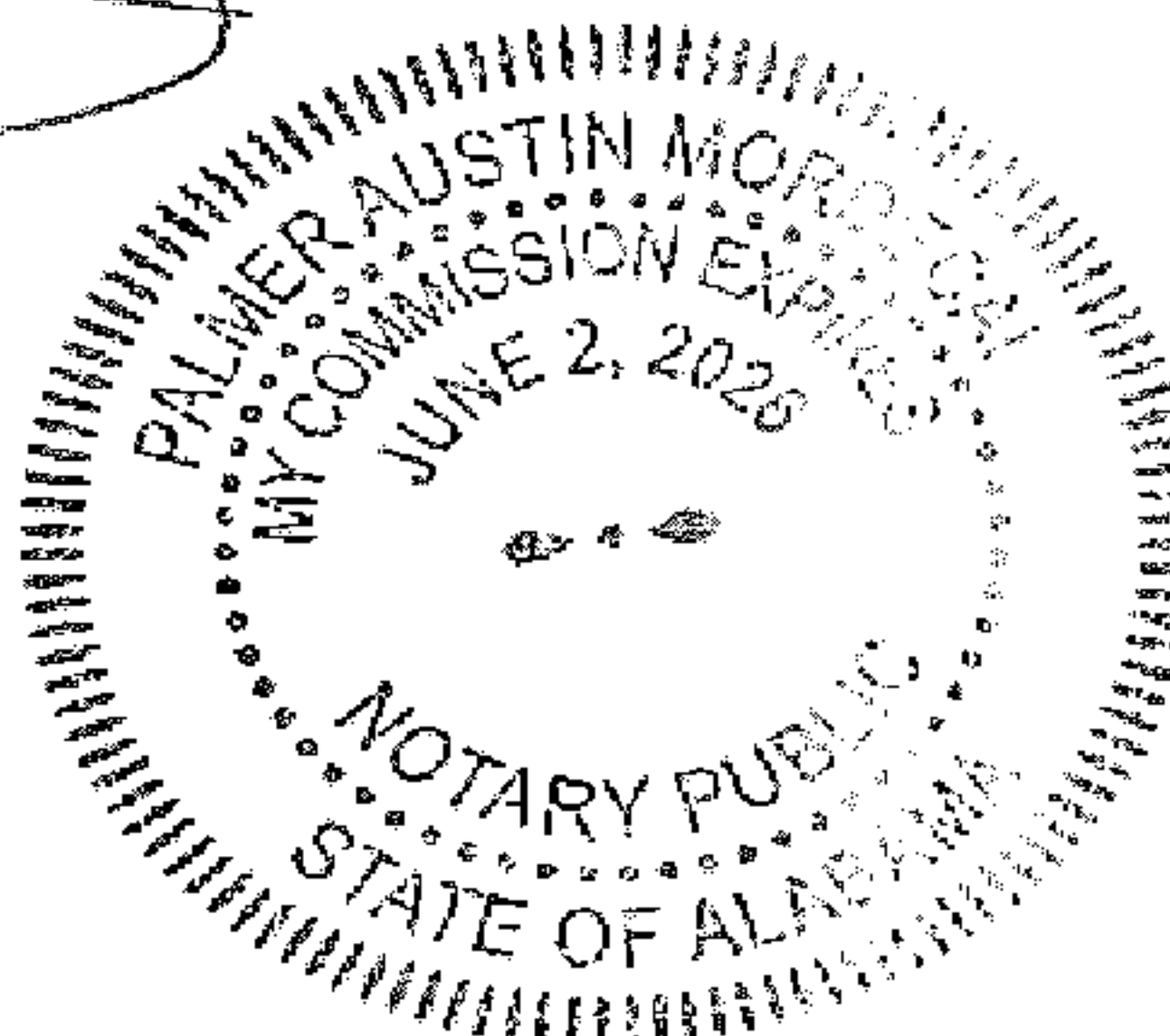
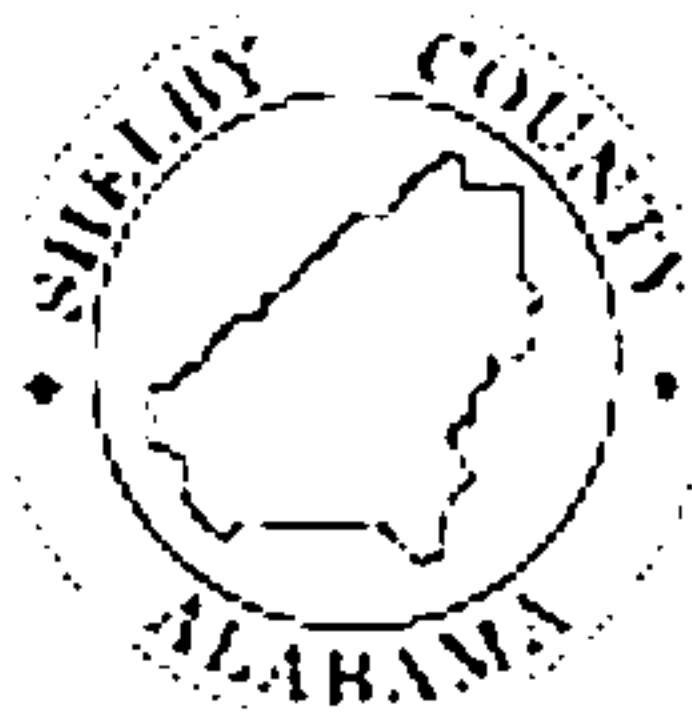


EXHIBIT A

Property 1:

Lot 9-70, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 9th Sector and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration).



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 09:25:06 AM
\$37.00 CHARITY
20250916000279910

Allie S. Beal