

**SEND TAX NOTICE TO:**

Jessica L. Armstrong  
243 Crest Lake Drive  
Birmingham, AL 35244

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 **THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Karen Gilbert, a married person, and Julie B. Armstrong, a married person**, whose address is 2018 Laurel Lakes Ln Helena AL 35022 (hereinafter "Grantor", whether one or more), by **Jessica L. Armstrong**, whose address is 243 Crest Lake Drive, Birmingham, AL 35244, (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 **Jessica L. Armstrong**, the following described real estate situated in Shelby County, Alabama, **the address of which is 243 Crest Lake Drive, Birmingham, AL 35244 to-wit:**

**Lot 14, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

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.

Subject to a third-party mortgage in the amount of \$160,500.00 executed and recorded simultaneously herewith.

**This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).**

**Karen Gilbert is one and the same as Karen Dianne Gilbert. Julie B. Armstrong is one and the same as Julie Carol Boozer Armstrong.**

**Jessica L. Armstrong is one and the same as Jessica Armstrong.**

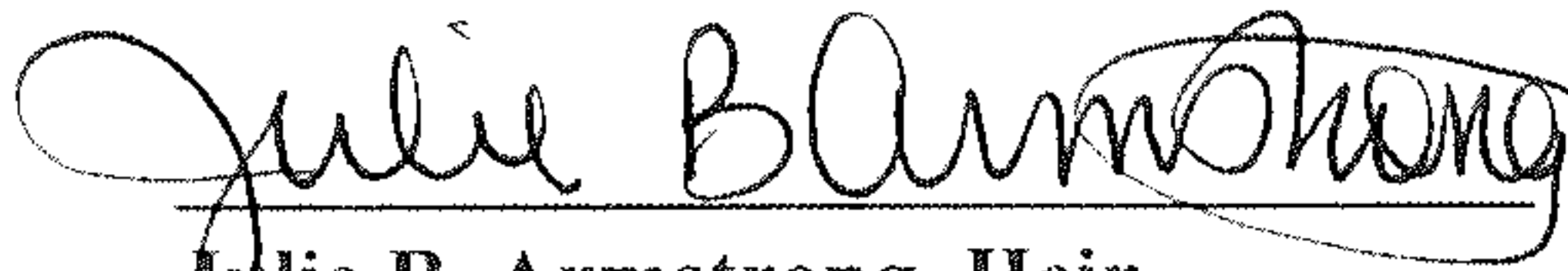
**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 15th day of September, 2025.

Heirs of Alec Jay Boozer



Karen Gilbert, Heir



Julie B. Armstrong, Heir

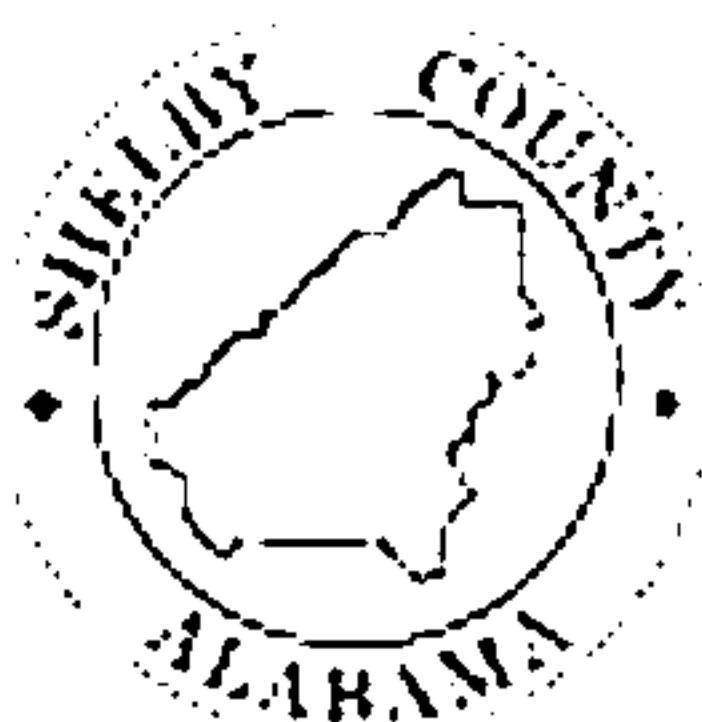
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Karen Gilbert and Julie B. Armstrong 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 15th day of September, 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  
09/17/2025 08:49:12 AM  
\$207.50 BRITTANI  
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