

SEND TAX NOTICE TO:
Chris Ashley and Maggie Ashley
578 Timberline Trail
Calera, AL 35040

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 **FIFTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$57,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Deryl W. Owens, a married person, and John Phillips, a married person**, whose address is 124 Payne Rd, Montgomery, AL 36116, (hereinafter "Grantor", whether one or more), by **Chris Ashley and Maggie Ashley, a married couple**, whose address is 578 Timberline Trail, Calera, AL 35040, (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 **Chris Ashley and Maggie Ashley, a married couple, as joint tenants with rights of survivorship** the following described real estate situated in Shelby County, Alabama, **the address of which is 468 Bent Creek Trace, Chelsea, AL 35043 to-wit:**

Lot 79A, according to A Resurvey of Lots 79 and 80 Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 56, Page 35, in the Probate Office of 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.

This property does not constitute as the homestead of the grantor(s) nor their spouse(s).

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 24th day of September, 2025.

Deryl W. Owens
Deryl W. Owens

John Phillips
John Phillips

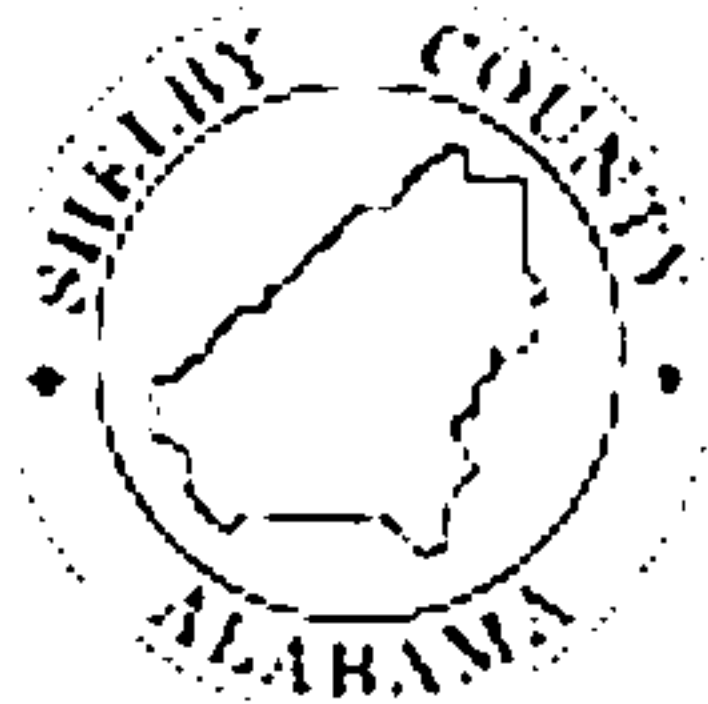
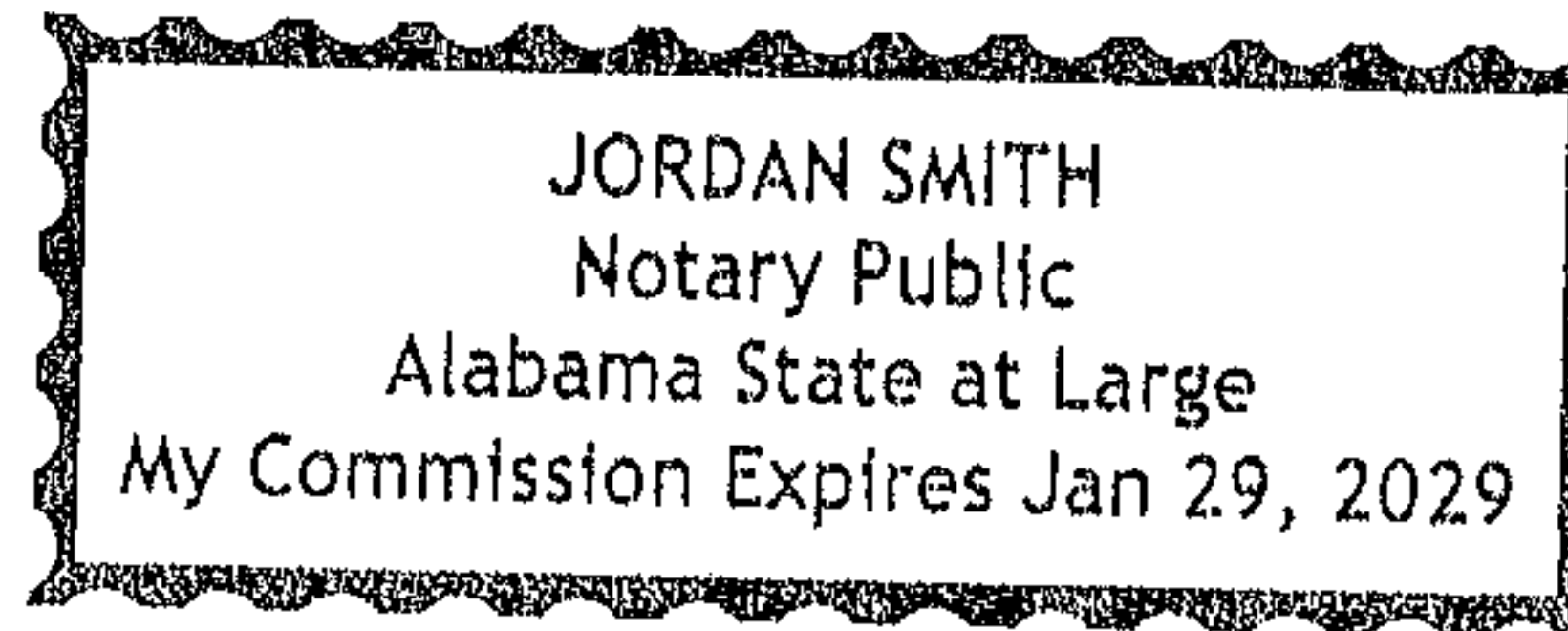
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Deryl W. Owens and John Phillips 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 24th day of September, 2025.

[Signature]
Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2025 10:47:00 AM
\$82.50 PAYGE
20250925000294170

Alvin S. Boyd