

**SEND TAX NOTICE TO:**

Samuel Weldon Mooring and Brooke Hawkins Mooring  
4031 Chelsea Ridge Trail  
Columbiana, AL 35051

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 **FOUR HUNDRED SIXTY THOUSAND AND 00/100 (\$460,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John Matthew Earnshaw O'Shea and Patti Glen Wilemon, husband and wife**, whose address is 105 McAlpin Cir., Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Samuel Weldon Mooring and Brooke Hawkins Mooring**, whose address is 523 Merimont Blvd., Auburn, AL 36830, (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, as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 4031 Chelsea Ridge Trail, Columbiana, AL 35051**, to-wit:

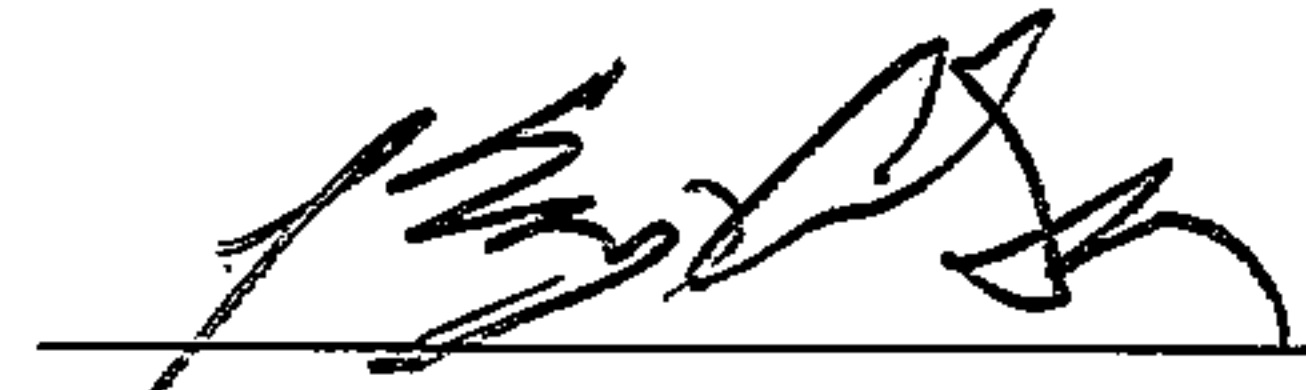
**Lot 5, Amended Map of Chelsea Ridge Estates 2nd Sector Phase 1, according to and as shown by that certain map or plat of recorded in Map Book 58, Page 48 in the Office of the Judge of Probate of Shelby County, Alabama.**

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.

Subject to a third-party mortgage in the amount of \$368,000.00 executed and recorded simultaneously herewith.

**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.

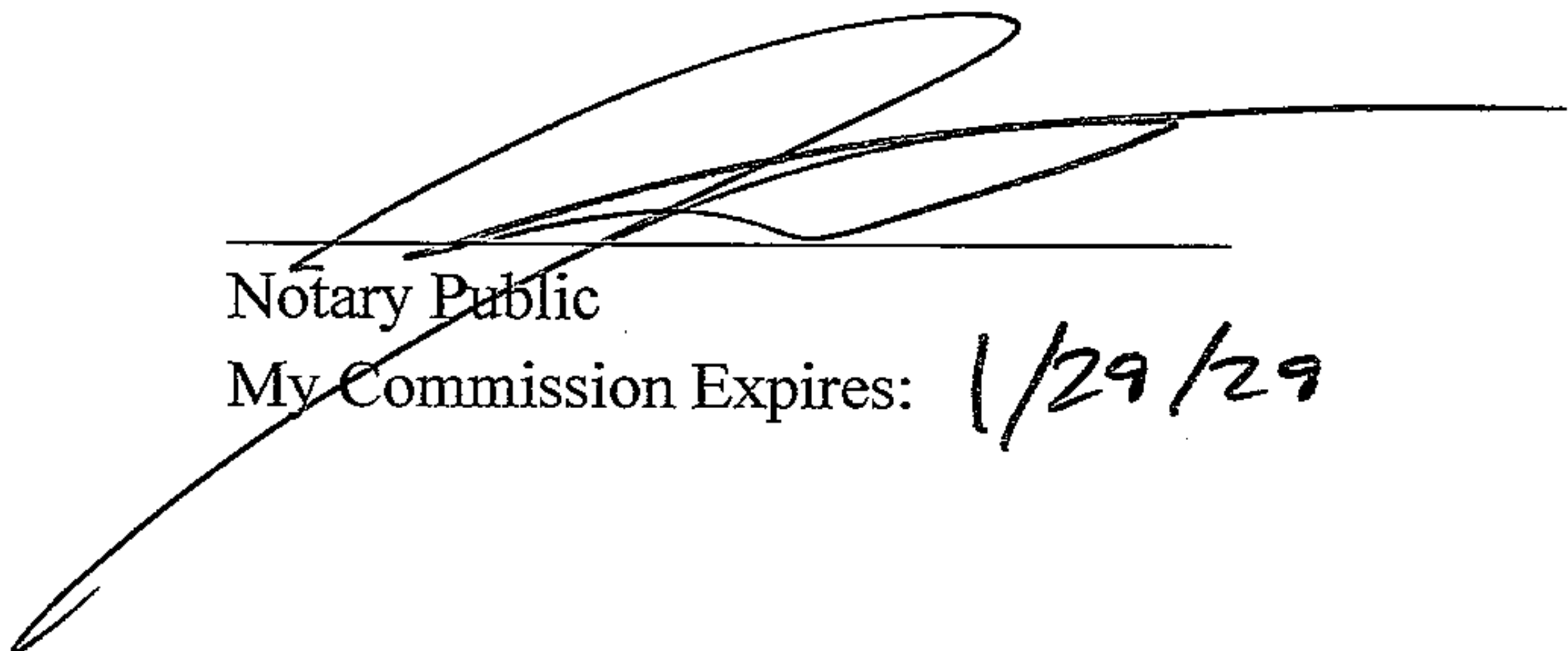
  
John Matthew Earnshaw O'Shea

  
Patti Glen Wilemon

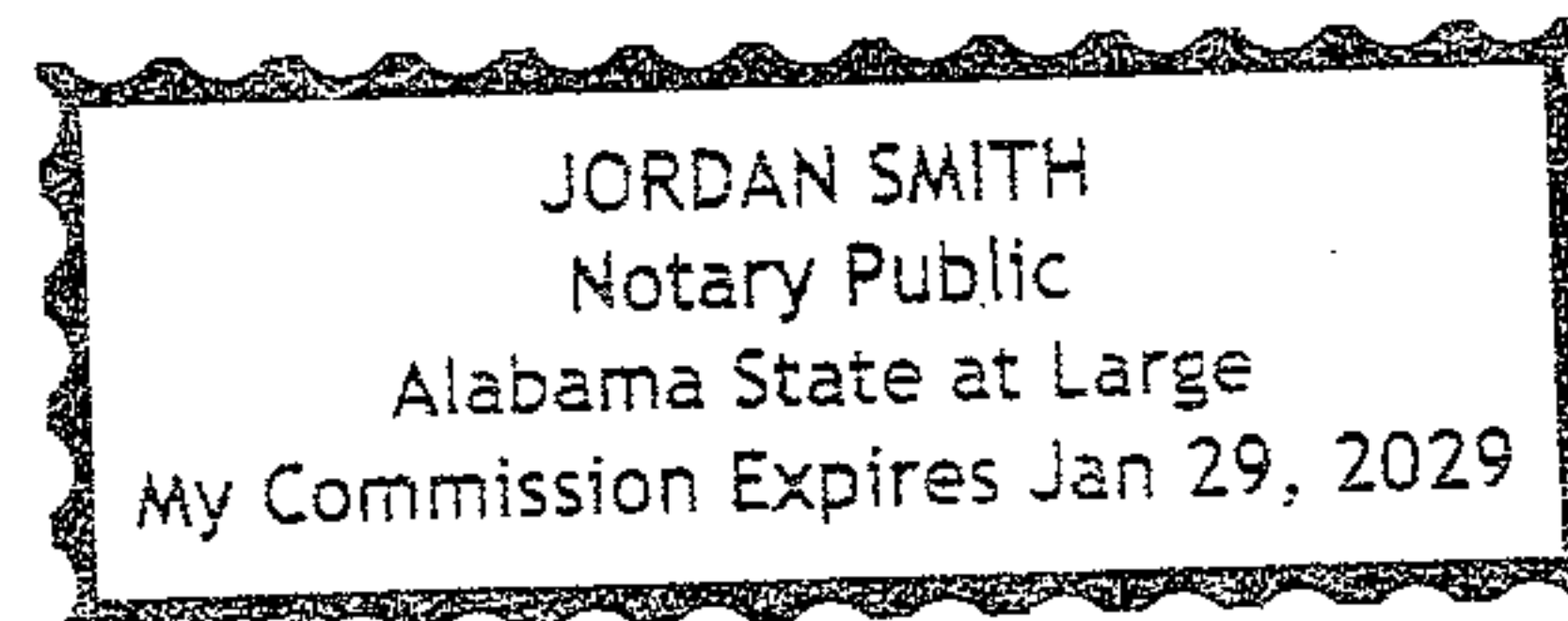
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John Matthew Earnshaw O'Shea and Patti Glen Wilemon, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2025.

  
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 01:48:55 PM  
\$117.00 BRITTANI  
20250925000294790

