

SEND TAX NOTICE TO:

Andreia Bonds
400 Ballantrae Rd
Pelham, AL 35124

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 THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$339,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jessica Parson, a married woman**, whose address is 140 Kings Crest Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Andreia Bonds**, whose address is 400 Ballantrae Rd, Pelham, AL 35124 (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, **Andreia Bonds**, the following described real estate situated in Shelby County, Alabama, **the address of which is 400 Ballantrae Rd, Pelham, AL 35124 to-wit:**

Lot 1401, according to the Final Plat of Braemer at Ballantrae, Phase 1, as recorded in Map Book 37, Page 70, in the Probate Office of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, Jessica Parson, nor the homestead of her respective spouse.


Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to FirstBank, recorded on 12/20/2024, in Instrument No. 20241220000388230, 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.

Subject to a third-party mortgage in the amount of \$239,900.00 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 25th day of September, 2025.

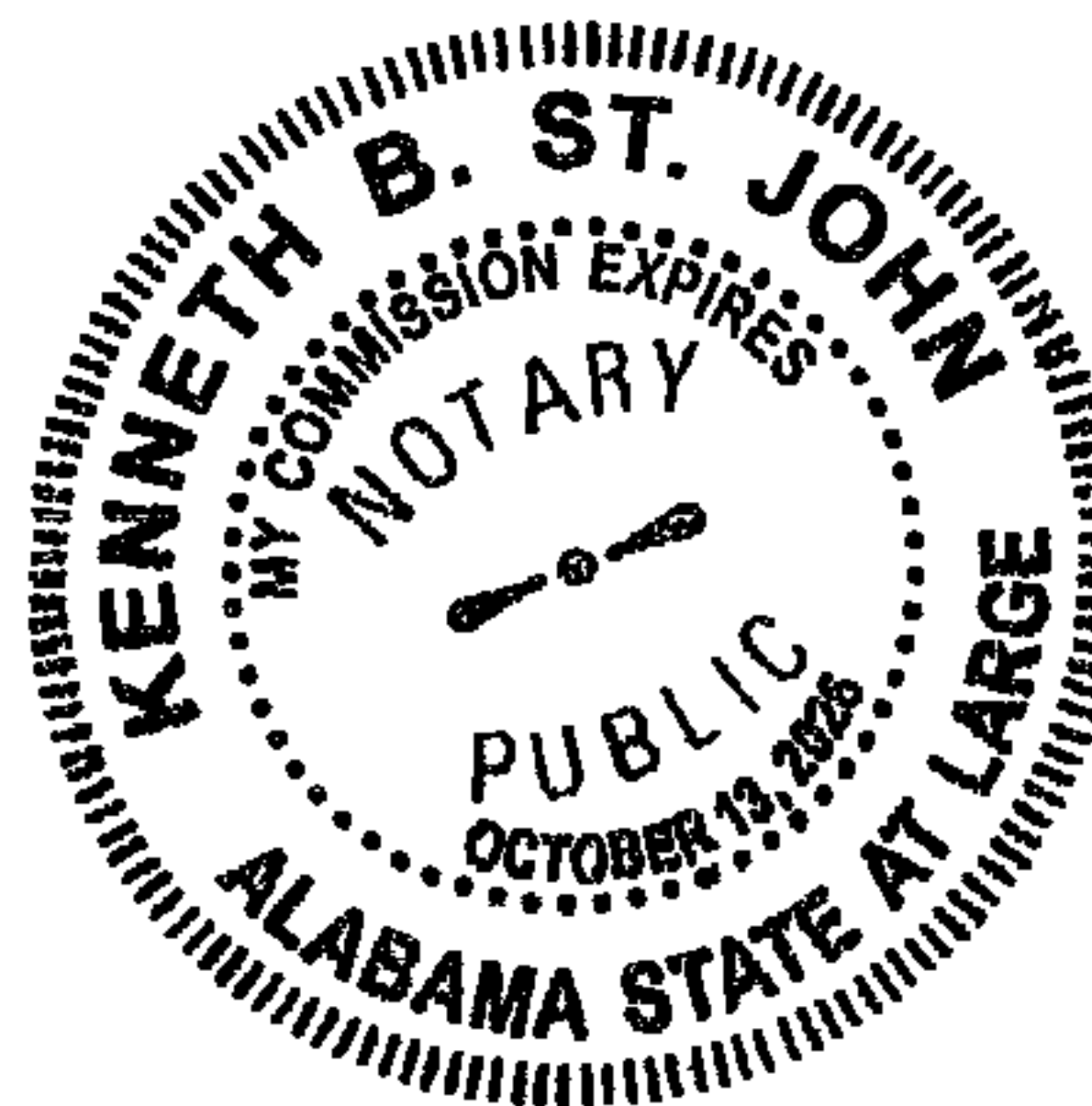

Jessica Parson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jessica Parson** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2025.


Notary Public: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2025 10:48:25 AM
\$125.00 JOANN
20250926000295510

