

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1703A

SEND TAX NOTICE TO:

2020 Adams Ridge Dr
Chelsea, AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Thirty Eight Thousand and 00/100 Dollars (\$438,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Stephen L. Pruitt and Steven D. Gooch, a married couple** whose mailing address is: 2903 Windstone Trail, Columbus, TN 38401 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Preston Nesselrotte and Stacy Nesselrotte** whose mailing address 2020 Adams Ridge Dr. Chelsea AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **2020 Adams Ridge Drive, Chelsea, AL 35043**

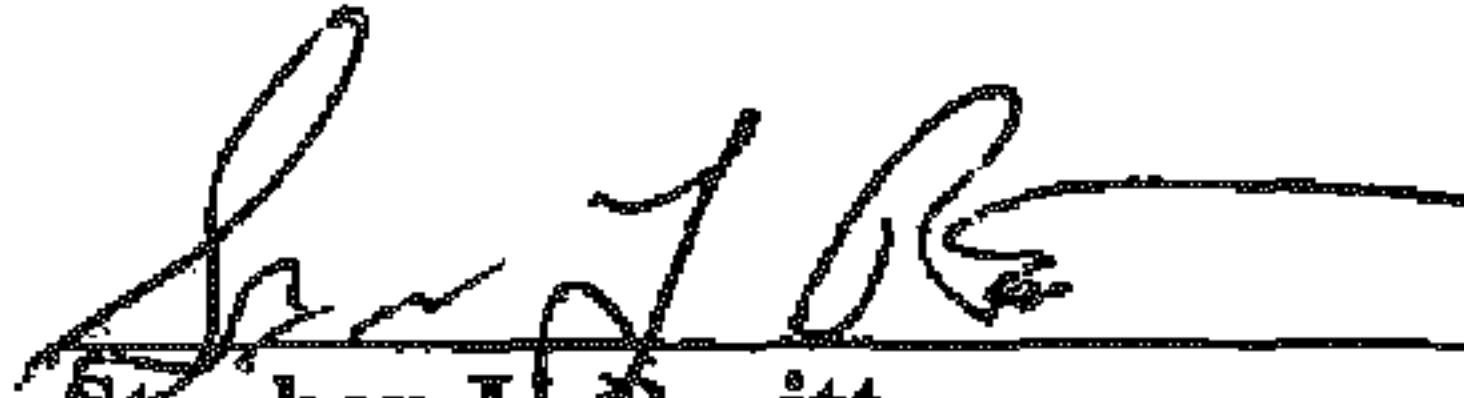
Lot 16, according to the Survey of Adams Ridge Subdivision Second Addition as recorded in Map Book 49, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$394,200.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of Sept., 2025


Stephen L. Pruitt


Steven D. Gooch

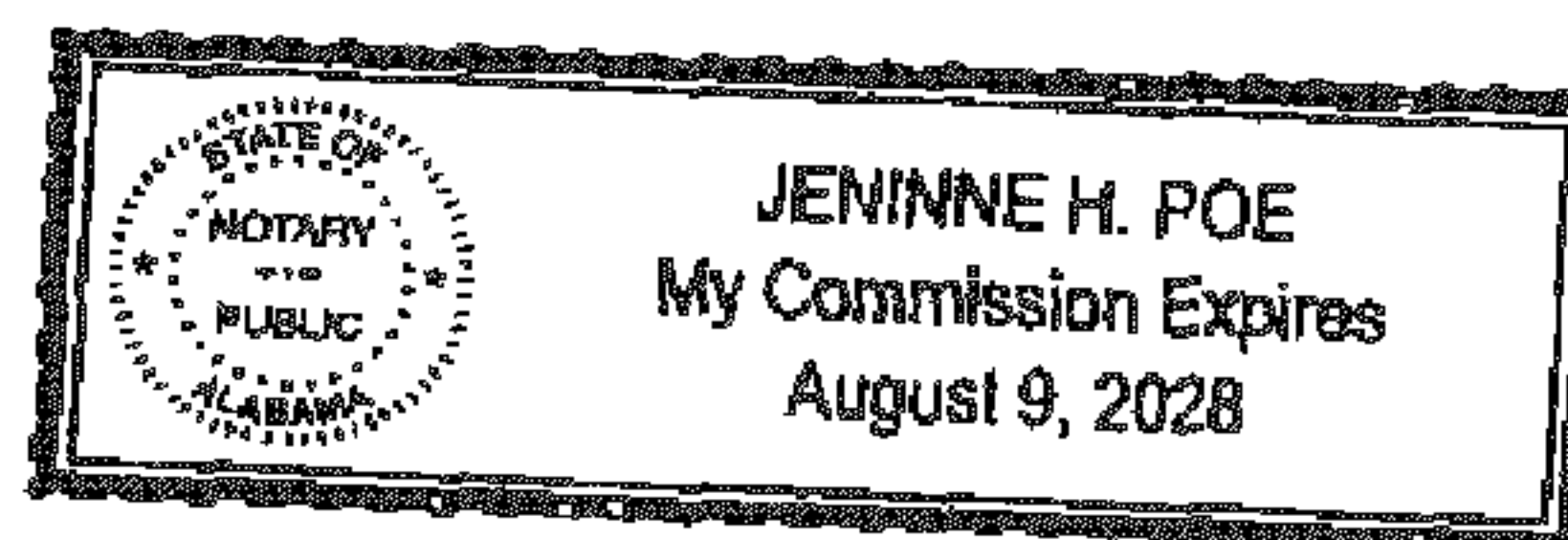
STATE OF Alabama Shelby County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Stephen L. Pruitt and Steven D. Gooch** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily.

Sept WITNESS my hand and official seal in the county and state aforesaid this the 24th day of Sept, 2025

My Commission Expires: 8-9-2028


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2025 11:07:17 AM
\$69.00 BRITTANI
20251001000300870

Allen S. Bayl