

SEND TAX NOTICE TO:

Alison Gettman and Joe Gettman
1025 Willow Branch Trail
Chelsea, AL 35043

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 EIGHTY THOUSAND AND 00/100 (\$480,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ross Edward Huhn and Kim DuBose Huhn, husband and wife**, whose address is 1025 Willow Branch Trail, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Alison Gettman and Joe Gettman**, whose address is 31025 Willow Branch Trail Chelsea AL. 35043 (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 **Alison Gettman and Joe Gettman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1025 Willow Branch Trail, Chelsea, AL 35043 to-wit:**

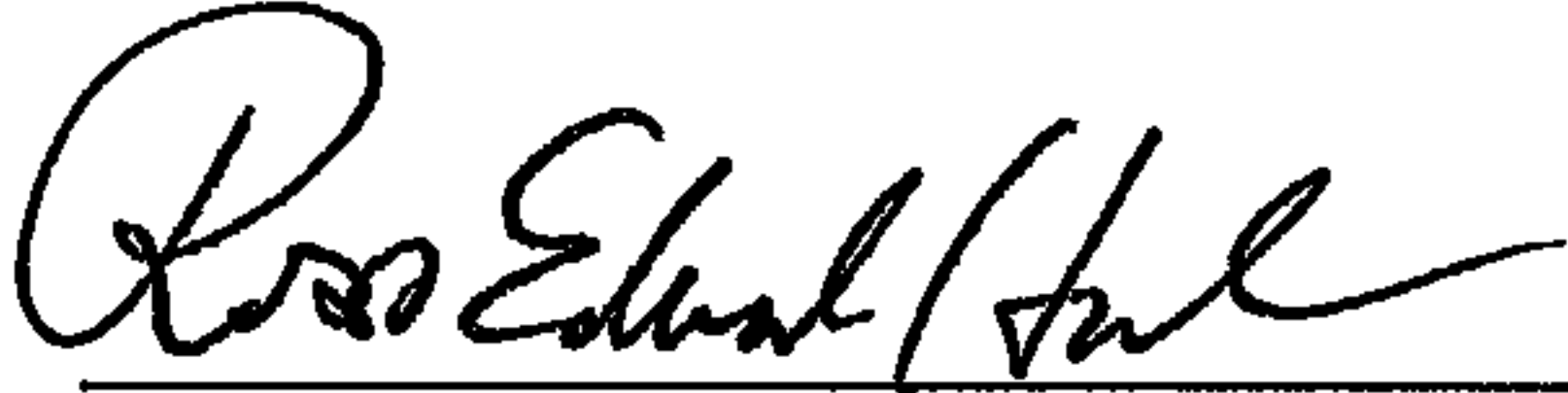
Lot 153, according to the Survey of Final Subdivision Plat for Willow Branch Sector 3A, as recorded in Map Book 49, Page 94, in the Probate Office of Shelby County, Alabama.

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 \$471,306.00 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 29th day of September, 2025.



Ross Edward Huhn



Kim DuBose Huhn

STATE OF ALABAMA
COUNTY OF JEFFERSON

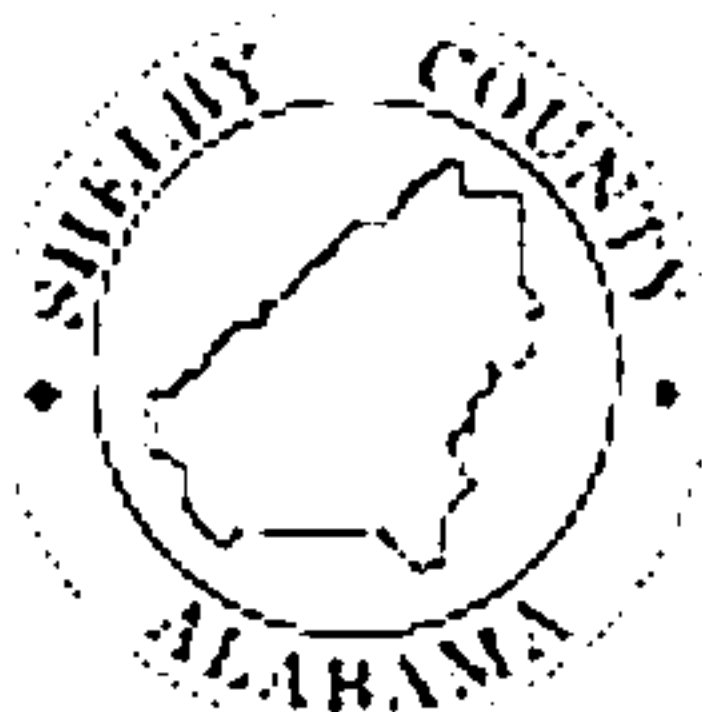
I, the undersigned Notary Public in and for said County and State, hereby certify that Ross Edward Huhn and Kim DuBose Huhn, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2025.



Notary Public
Printed Name:
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
10/01/2025 01:33:30 PM
\$34.00 JOANN
20251001000301310

