

**SEND TAX NOTICE TO:**  
Dan E. Mosu and Madelina Mosu  
776 Fish Camp Road  
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 **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert C. French, III, an unmarried person, and Mayra Avalos Alvarez, an unmarried person**, whose address is 661 Fish Camp Rd, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Dan E. Mosu and Madelina Mosu, husband and wife**, whose address is 776 Fish Camp Road, 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 **Dan E. Mosu and Madelina Mosu, husband and wife**, the following described real estate situated in Shelby County, Alabama, **the address of which is 776 Fish Camp Road, Chelsea, AL 35043 to-wit:**

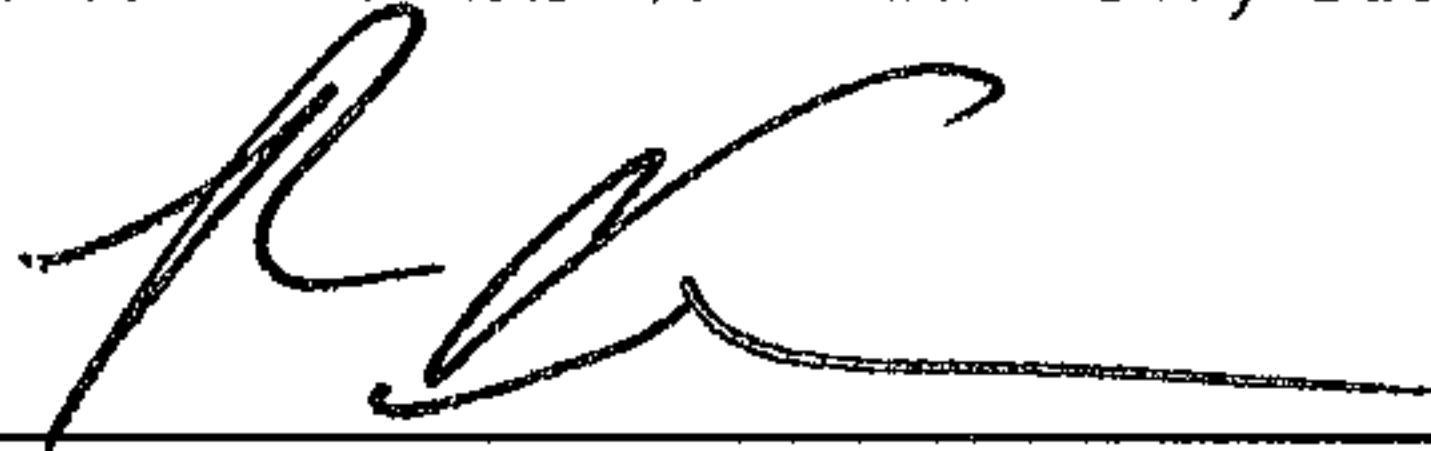
**Lot 31, Chelsea Acres Sector 1 Phase 1B, a map or plat of which is recorded in Map Book 58, Page 16 in the Office of the Judge of Probate for Shelby County, Alabama.**

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.

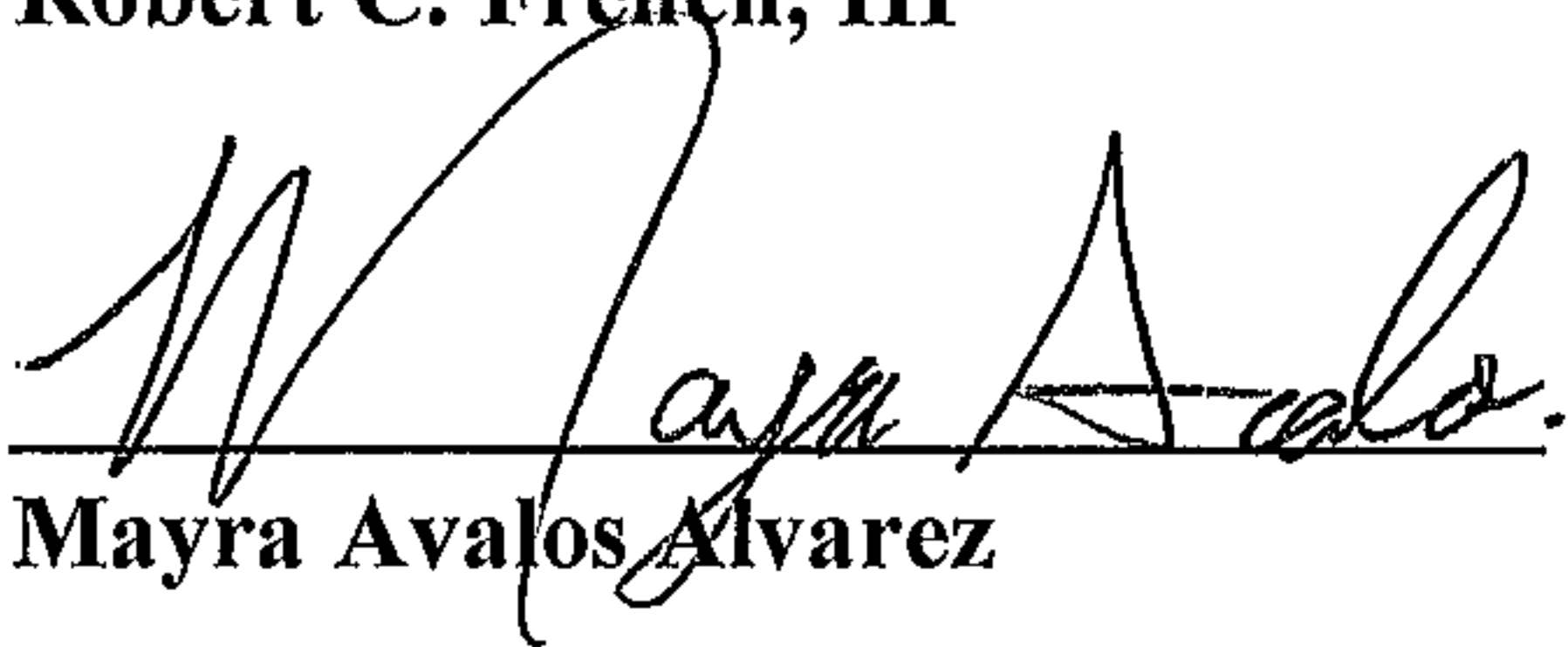
Subject to a third-party mortgage in the amount of \$200,000.00 executed and recorded simultaneously herewith.

**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 19th day of September, 2025.



Robert C. French, III

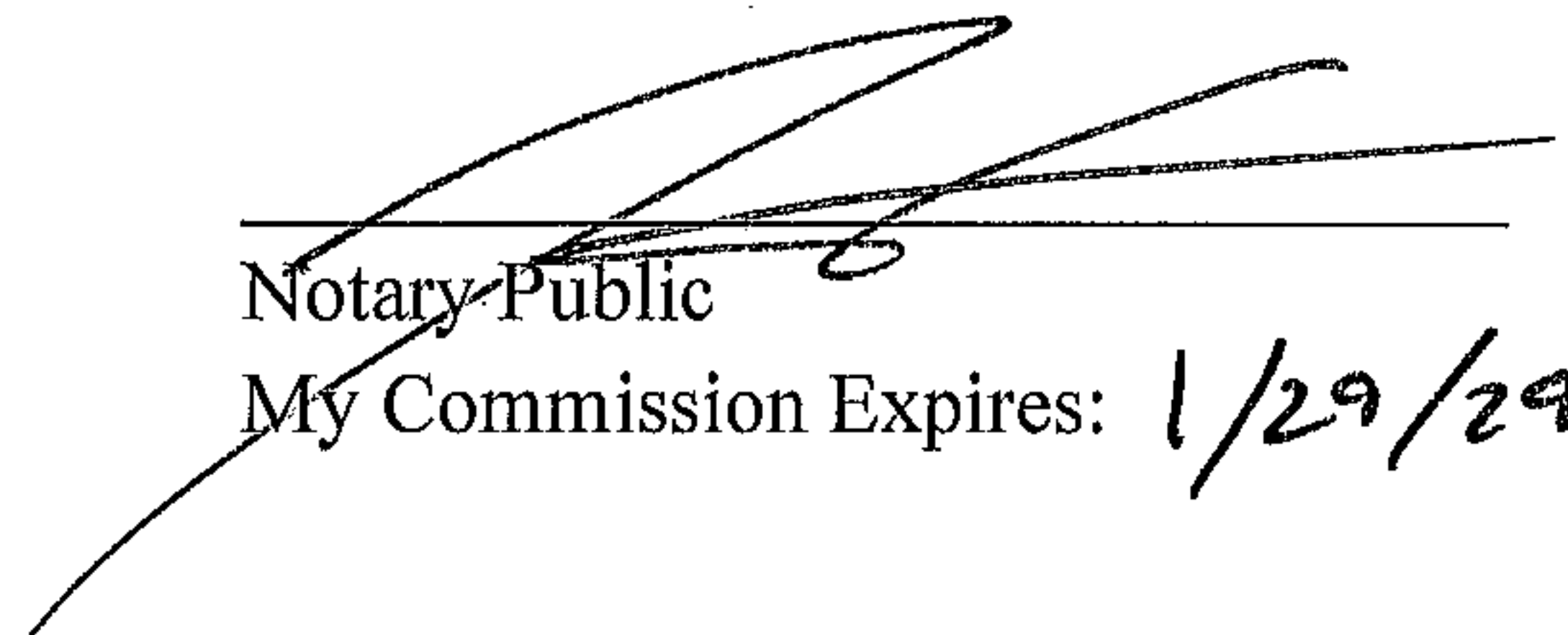


Mayra Avalos Alvarez

STATE OF ALABAMA  
COUNTY OF SHELBY

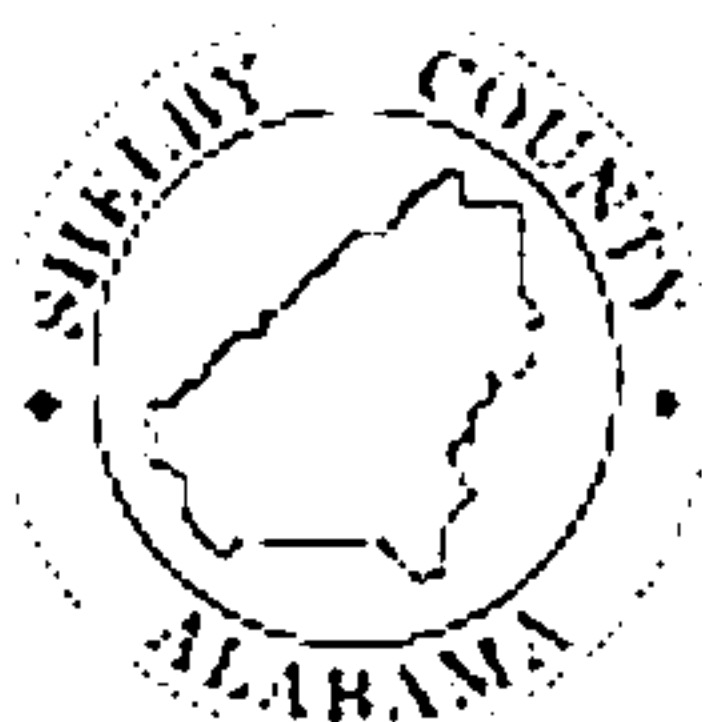
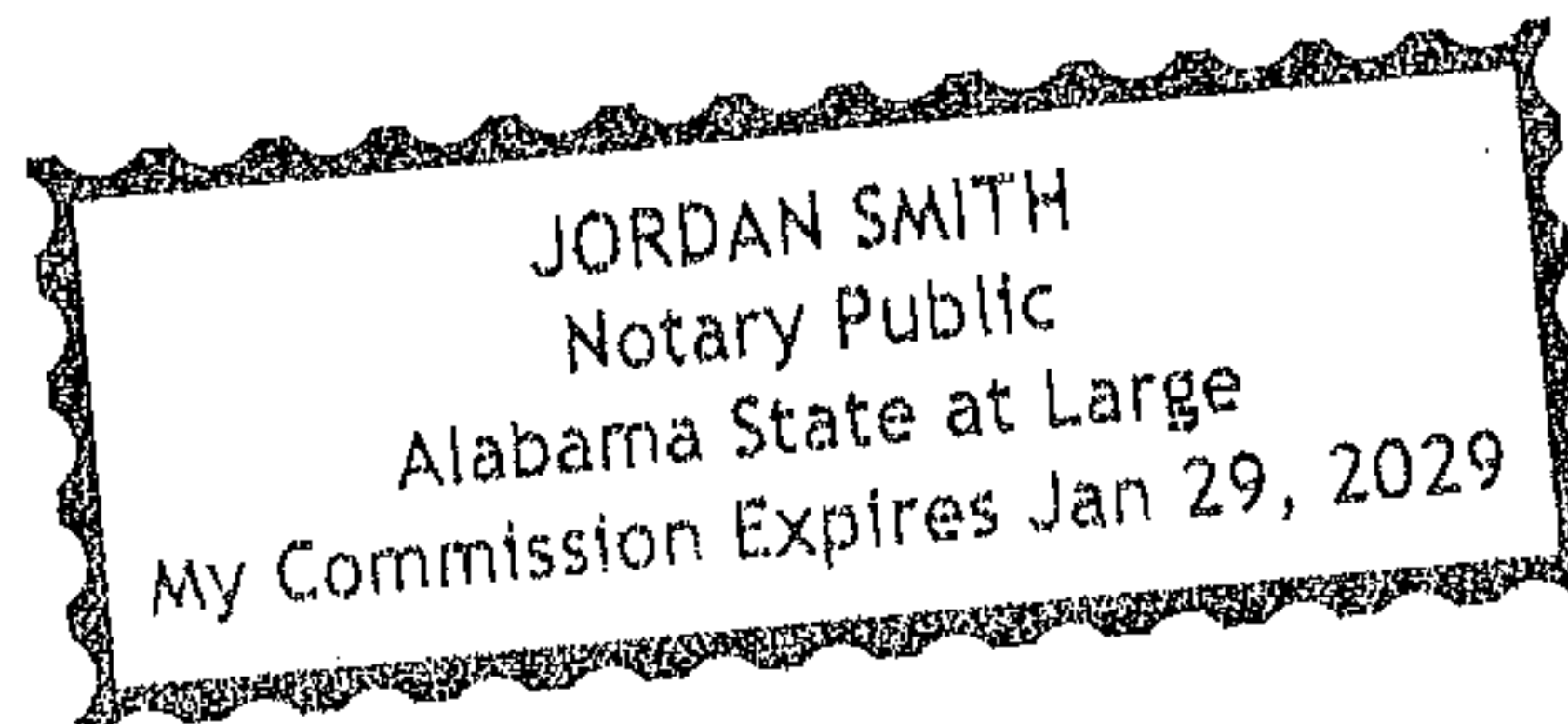
I, the undersigned Notary Public in and for said County and State, hereby certify that Robert C. French, III and Mayra Avalos Alvarez whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th 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  
10/01/2025 02:43:03 PM  
\$110.00 JOANN  
20251001000301430

