

Prepared by: Stuart Gordan McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 209 King Arthur Place Alabaster, AL 35007
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## SPECIAL WARRANTY DEED

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Two Hundred Thirteen Thousand and 00/100 Dollars (\$213,000.00)** and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Navy Federal Credit Union** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Erik Bazan** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 525, according to the Survey of Spring Gate Phase 5, as recorded in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

Documentary Evidence - Settlement Statement

Property Address: 209 King Arthur Place, Alabaster,  
AL 35007  
File#: AL251110

IN WITNESS WHEREOF, Navy Federal Credit Union who is authorized to execute this conveyance, has hereto set its signature and seal, on this 23<sup>rd</sup> day of July, 2025.

Navy Federal Credit Union

× By: Kirsten Rothstein (SEAL)  
 Name: Kirsten Good Rothstein  
 Title: Manager  
 Attested: [Signature] (SEAL)  
 Name: Monica Tinajero  
 Title: Short Sale Specialist

State of Virginia  
 County of Fairfax

I, Marie-Chantal D. Faye the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Kirsten Good Rothstein whose name as Manager Navy Federal Credit Union, is signed to the foregoing conveyance, and who is known to me or has produced \_\_\_\_\_ as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 23<sup>rd</sup> day of July, 2025.

Marie-Chantal D. Faye  
 Notary Public

My Commission expires: 10/31/2028

**Grantors' Address:**  
820 Follin Lane SE  
Vienna, VA 22180

**Grantee's Address:**  
918 Falling Star Ln  
Alabaster, AL 35007

**This instrument prepared by:**  
McCalla Raymer Leibert Pierce, LLC  
 Closing Department  
 1544 Old Alabama Road  
 Roswell, GA 30076



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 10/09/2025 09:47:14 AM  
 \$238.00 JOANN  
 20251009000311380

Allen S. Bayl

\$202,350.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.