

SEND TAX NOTICE TO:

Bobby W. Carter and Linda H. Carter
312 Crossbridge 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 **FOUR HUNDRED SIXTY THOUSAND AND 00/100 (\$460,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kevin Plunkett and Lauren Plunkett, a married couple**, whose address is 2000 Kingston Ct, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Bobby W. Carter and Linda H. Carter, a married couple**, whose address is 312 Crossbridge 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 **Bobby W. Carter and Linda H. Carter, a married couple, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 312 Crossbridge Road, Chelsea, AL 35043 to-wit:

Lot 7-198, according to the Plat of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

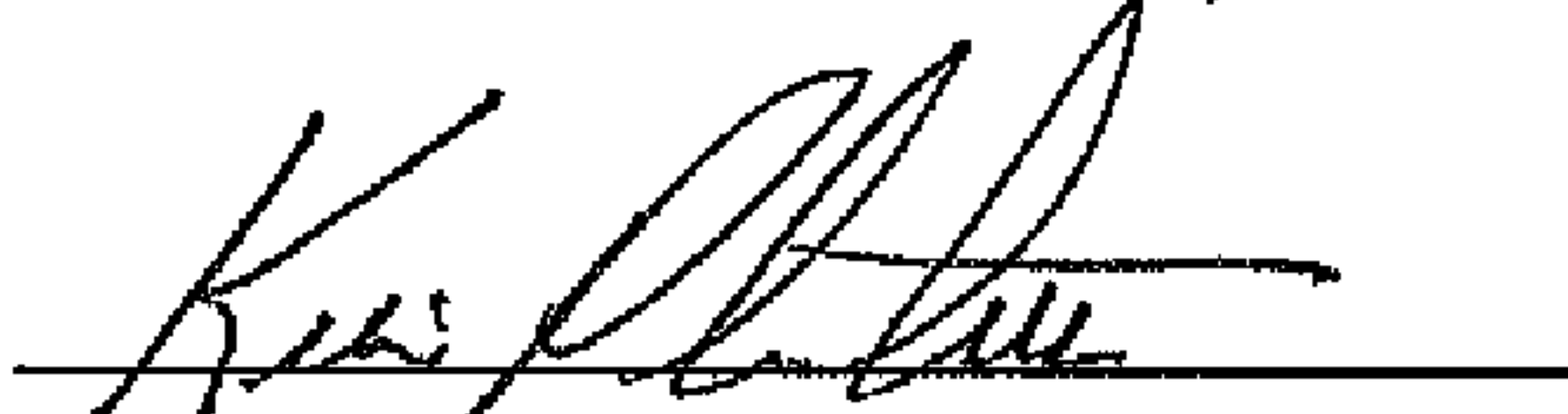
Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

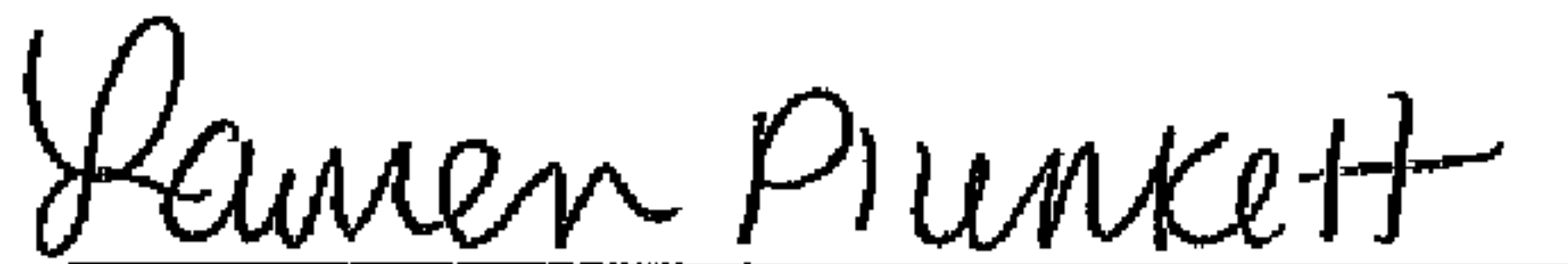
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Lauren Dobson, the grantee in deed recorded in Inst.# 20200702000273560, is one and the same person as Lauren Plunkett.

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 15th day of October, 2025.

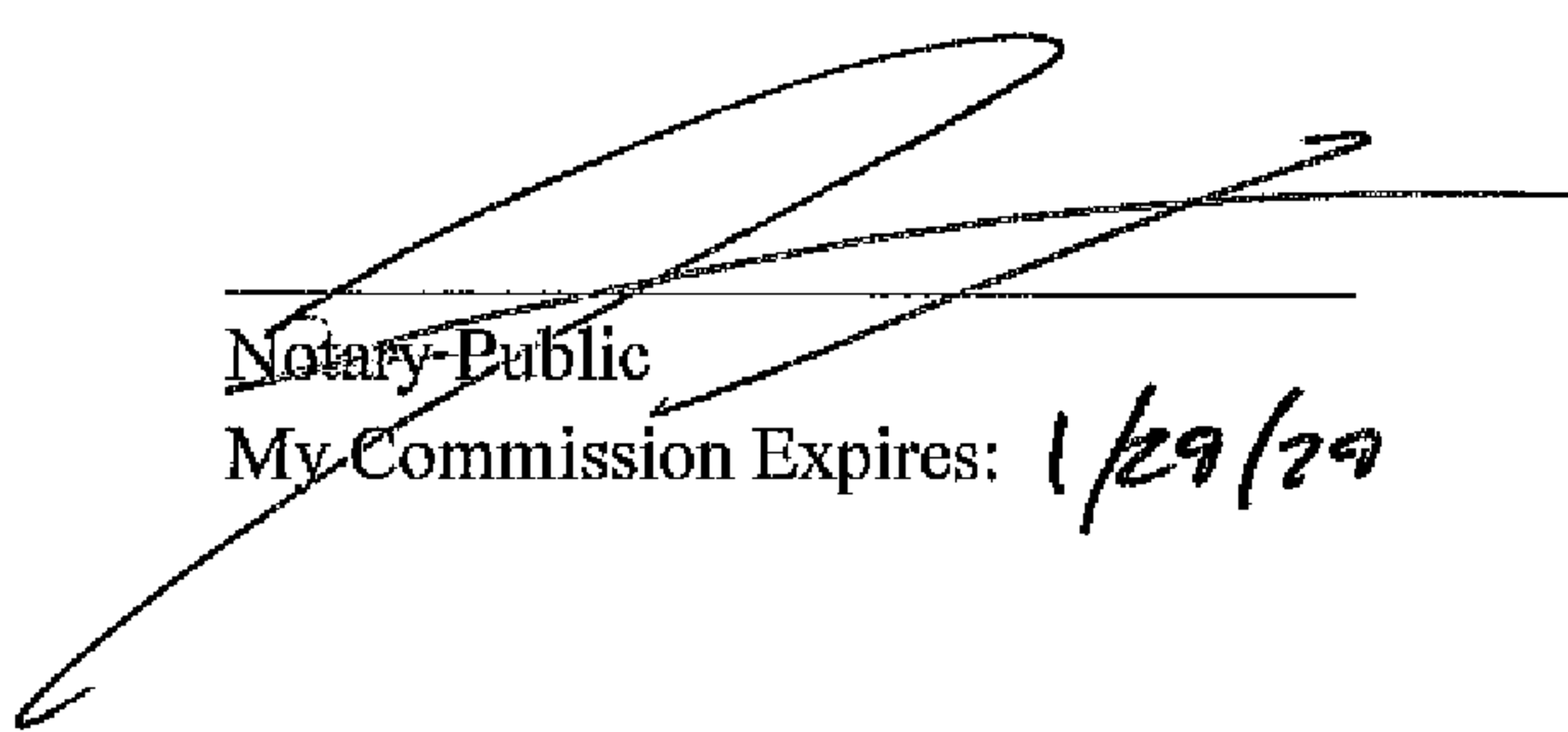

Kevin Plunkett


Lauren Plunkett

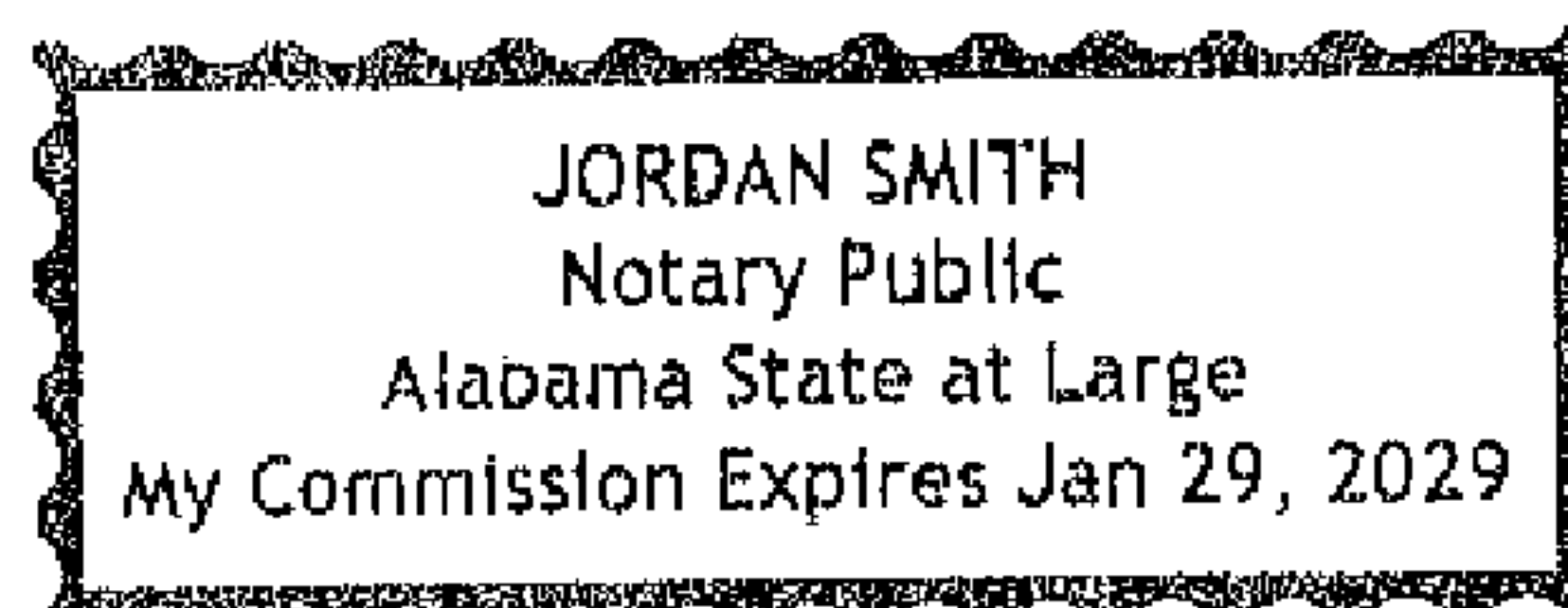
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kevin Plunkett and Lauren Plunkett 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 15th day of October, 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
 10/15/2025 02:26:36 PM
 \$486.00 KELSEY
 20251015000317750

Allen S. Beyle