

Send tax notice to:
Mark Chapman
362 Olmsted Street
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025339

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Five Thousand and 00/100 Dollars (\$675,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kathleen Okrongley, a single individual**, whose mailing address is 1329 4th Avenue S. Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **Mark Chapman and Paula Horton Chapman** whose property address is: **362 Olmsted Street, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10-08, Block 10, according to the Survey of Mt. Laurel, Phase 1, as recorded in Map Book 30, page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Restrictions, covenants and conditions set out in Instrument No. 2000-35579; Instrument No. 2000-38859 and amended in Instrument No. 2000-38860; Instrument No. 2001-3681, Instrument No. 20030327000184530 and Instrument No. 20050714000352130 in the Probate Office.
3. Restrictions, limitations and conditions as shown on Map recorded in Map Book 34, page 137 in the Probate Office.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of damages, as recorded in Deed Book 334, page 808 with assignment recorded in Misc. Book 42, page 55 in the Probate Office.
5. Covenants and agreement for water service as recorded in Real 235, page 611, in the Probate Office.
6. Sewer service agreement as recorded in Instrument No. 1999-35429 in the Probate Office.
7. Ratification and Confirmation Agreement set out in Instrument No. 2000-41410 in the Probate Office.
8. Permit to Alabama Power Company as recorded in Deed Book 133, page 213, in the Probate Office.
9. Right of way granted to Shelby County set forth in Deed Book 196, page 253, in the Probate Office.
10. Corporation of Mt. Laurel Neighborhood Association recorded in Instrument No. 2000-35578 in the Probate Office.

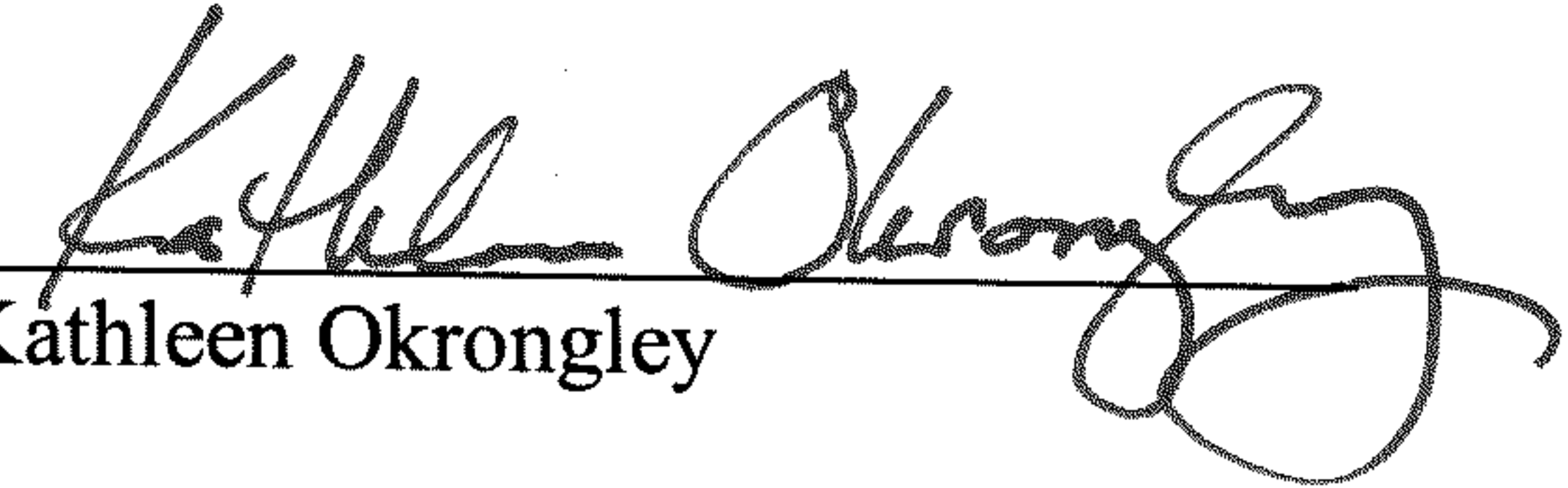
- 11. Release of damages as recorded in Instrument No. 20060623000302770 in the Probate Office.
- 12. Rights of others in and to the use of private access easement as shown on recorded plat.

\$641,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

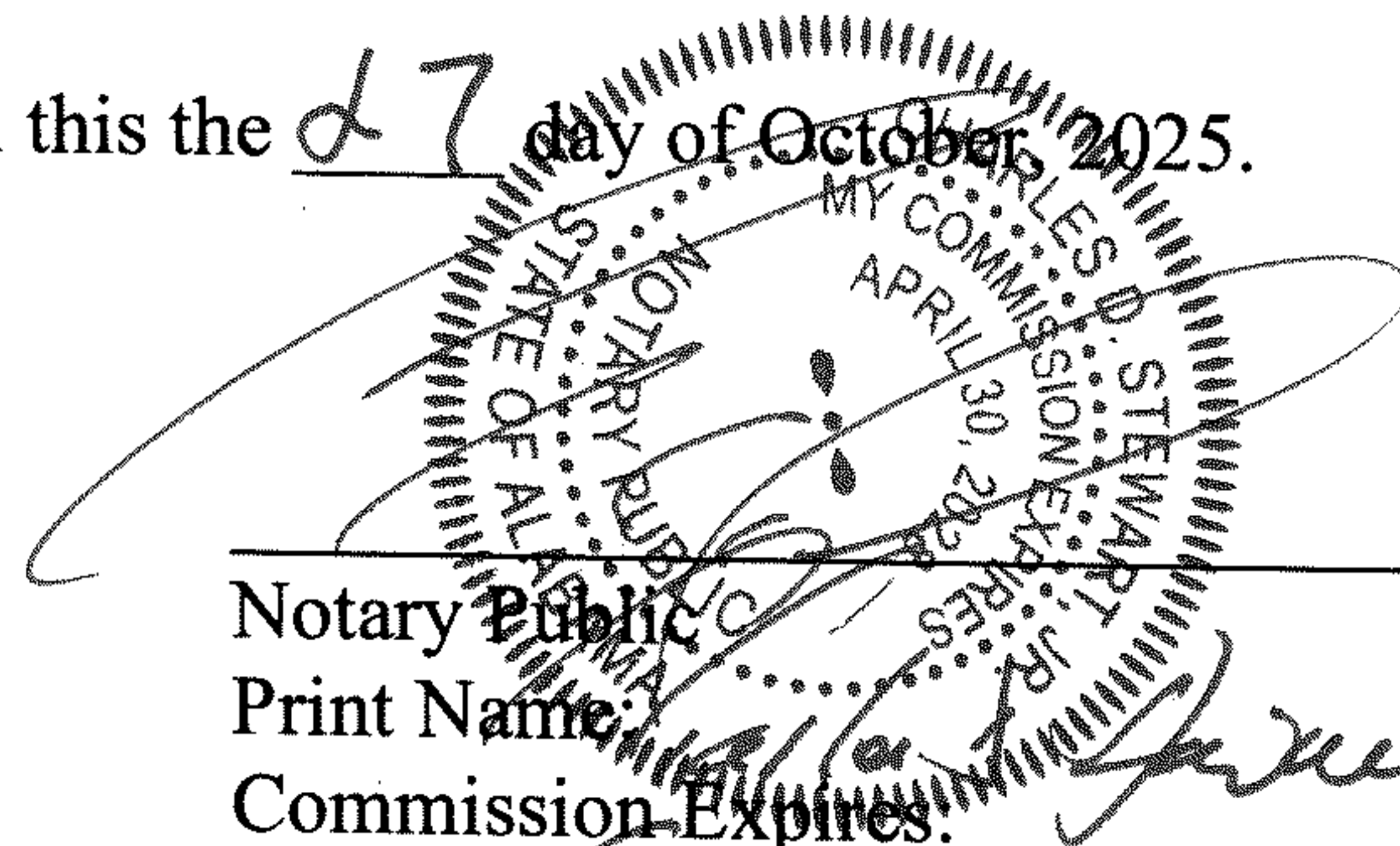
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 27 day of October, 2025.


 Kathleen Okrongley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen Okrongley whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of October, 2025.


 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4-30-28



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2025 08:48:09 AM
 \$59.00 PAYGE
 20251028000328870

Aleni S. Bayl