

Send Tax Notice to:
Harley Sue Juneau
190 Chase Creek Circle
Pelham, AL 35124

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-10335

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 (\$209,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Niesha S. White, a single person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

PO Box 2, Clio, AL 36017

by **Harley Sue Juneau (herein referred to as "Grantee"),** whose mailing address is

4203 Plantation Place, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **190 Chase Creek Circle, Pelham, AL 35124,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

\$199,405.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of October, 2025.


Niesha S. White

STATE OF Alabama
COUNTY OF Barbour

I, the undersigned Notary Public in and for said County and State, hereby certify that Niesha S. White 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 30 day of October, 2025.


Notary Public
My Commission Expires: 8-4-2029

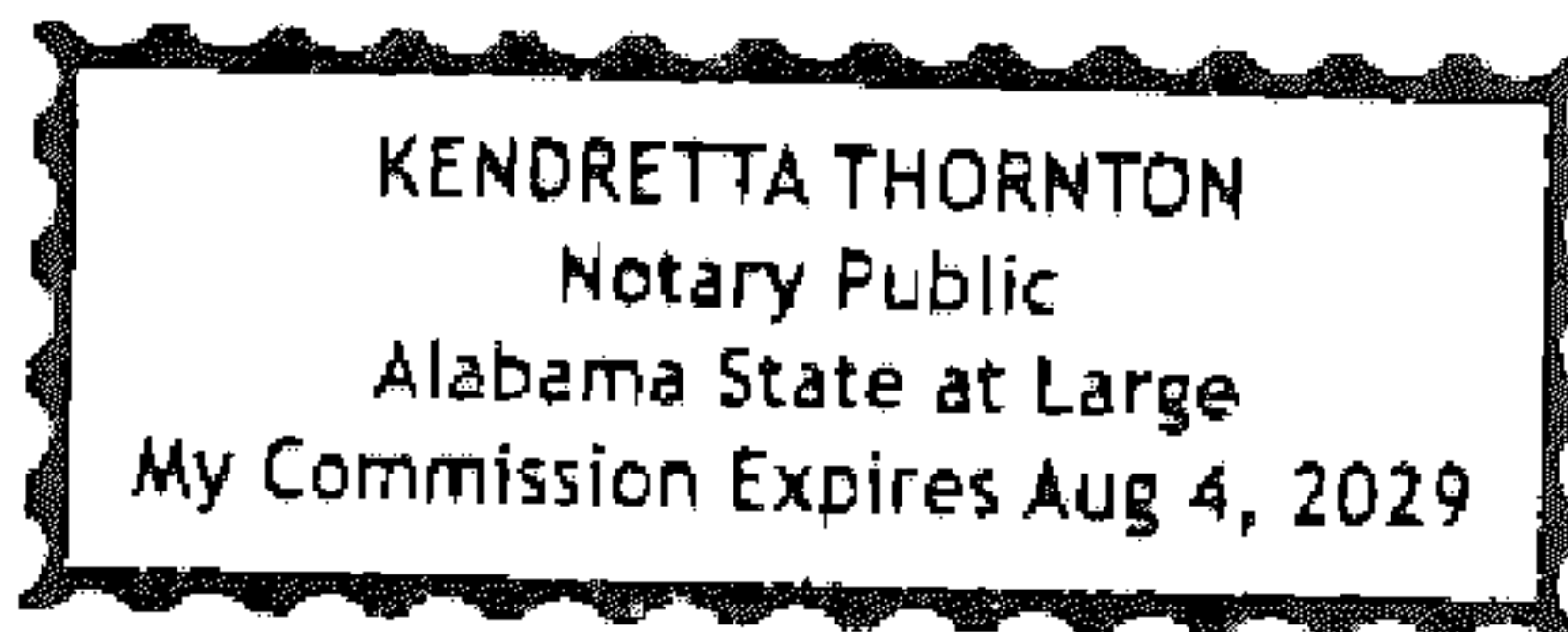
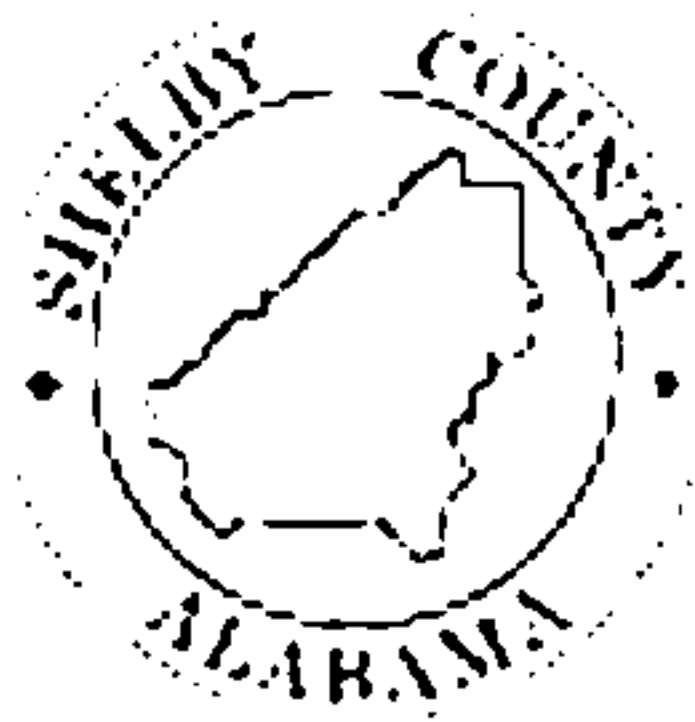


EXHIBIT A

Property 1:

Lot 69, according to the Survey of Chase Creek Townhomes Phase Two, as recorded in Map Book 19, page 160, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 08:13:53 AM
\$38.50 KELSEY
20251104000337050

Allie S. Bayl