

Send tax notice to:
James P Coleman
7046 N Highfield Drive
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

2025312

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Forty-Nine Thousand and 00/100 Dollars (\$1,049,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kerrie Elizabeth Chamberlain and Eric Todd Chamberlain, Wife and Husband** whose mailing address is: 343 Mt. Support Road, Apt. 223, Lebanon, NH 03766 (hereinafter referred to as "Grantors") by **James P Coleman and Amy Ball Coleman** whose property address is: **7046 N Highfield Drive, 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 45, according to the Survey of Greystone 7th Sector Phase IV, as recorded in Map Book 21, Page 38, A and B, in the Probate Office 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Declaration of Covenants, Conditions and Restrictions recorded In Real 317, Page 260 and Inst. No. 1996-19860.
4. Declaration of Watershed Protective Covenants recorded in Inst. No. 2000-17644 and Inst. No. 2002-476370.
5. Restrictive Covenants and Grant of Land Easement to Alabama Power Company recorded in Inst. No. 1997-15378.
6. Easement Agreement with Shelby County recorded in Inst. No. 2004-1570.
7. Sanitary Sewer Service Agreement with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$850,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its 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 his/her hand and seal this the 5 day of November, 2025.

Kerrie Elizabeth Chamberlain
by Eric Todd Chamberlain, attorney in fact
Kerrie Elizabeth Chamberlain
By Eric Todd Chamberlain, Attorney in Fact

[Signature]
Eric Todd Chamberlain

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Todd Chamberlain whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of November, 2025.

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *[Signature]*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Todd Chamberlain, whose name as Agent and Attorney in Fact for Kerrie Elizabeth Chamberlain, 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, he executed the same voluntarily in his capacity as Attorney in Fact for Kerrie Elizabeth Chamberlain on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 2025.

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *[Signature]*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2025 08:37:14 AM
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Allen S. Bayl