

Send tax notice to:  
Peyton Craig Whiteside  
2301 Chandawood Drive  
Pelham, AL, 35124

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

STATE OF ALABAMA

2025360

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kenneth Dylan McKee and Nikki McKee, husband and wife**, whose mailing address is **5082 Shelby Drive, Birmingham, AL 35242**, (hereinafter referred to as "Grantors") by **Peyton Craig Whiteside and Emily Renee Whiteside** whose property address is: **2301 Chandawood Drive, Pelham, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 246-A, according to the Resurvey of Lots 245 and 246, Chandalar South, Sixth Sector Addition, as recorded in Map Book 8, page 96, 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. Easements, rights of way and building lines as shown on recorded map.
3. 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.
4. Restrictions appearing of record in Misc. Book 24, page 886; Misc Book 24, page 890, and Misc. Book 25, page 747, in the Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Book 25, page 742.

**\$340,000.00 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 Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 20 day of November, 2025.

Kenneth Dylan McKee  
Kenneth Dylan McKee

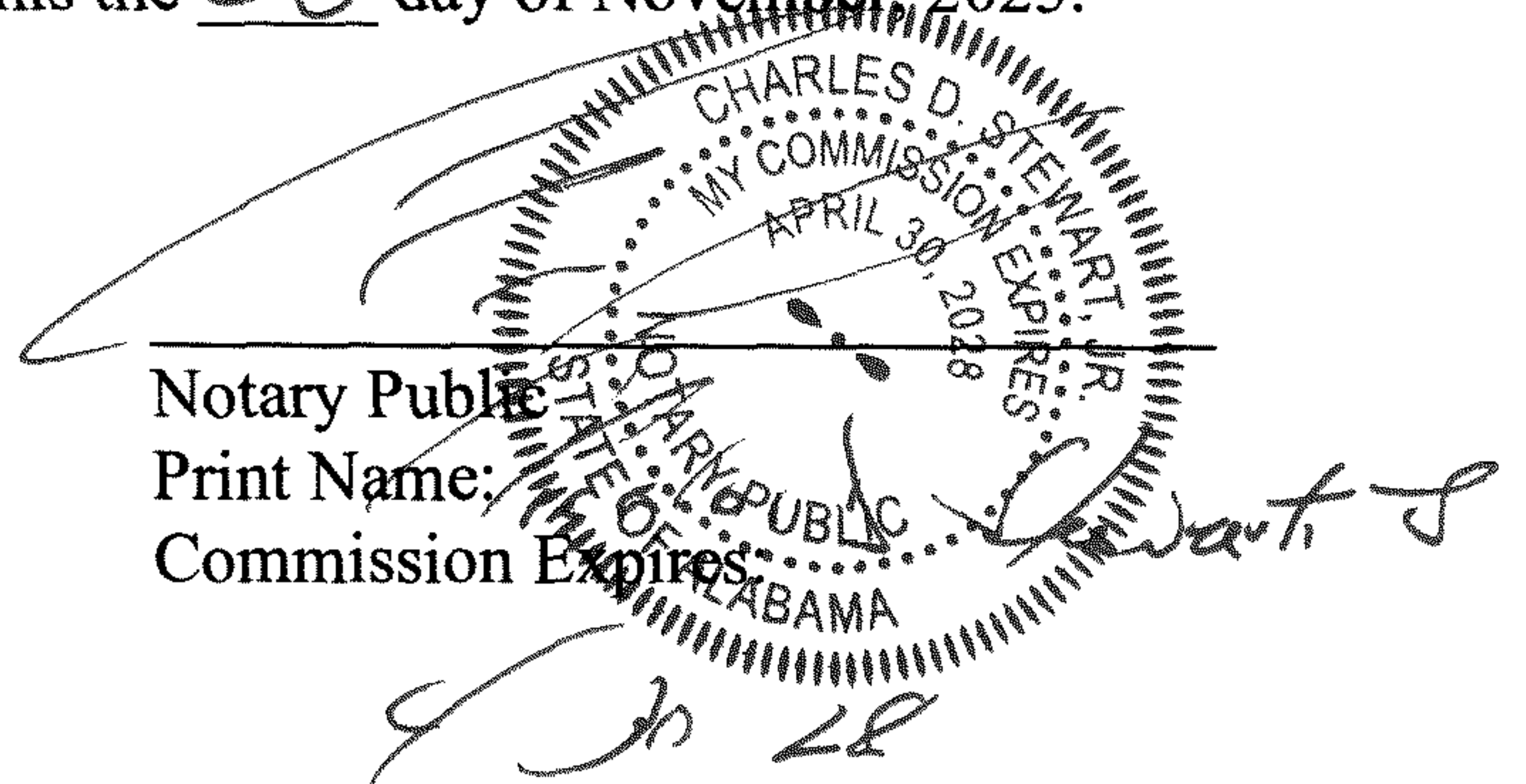
Nikki McKee  
Nikki McKee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Dylan McKee and Nikki McKee whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of November, 2025.

Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/24/2025 11:10:47 AM  
\$55.00 JOANN  
20251124000359480

Alli S. Bayl