

Send Tax Notice to:
Steven Edward Carter and Holly
Suzanne Coffman
816 Honeysuckle Ln.
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-11802

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00) 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 **Michelle Williams, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

6371 East Kyong, Post Falls, ID 83854

by **Steven Edward Carter and Holly Suzanne Coffman (herein referred to as "Grantee," whether one or more)**, whose mailing address is

816 Honeysuckle Lane, Alabaster, AL 35007

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 property, which has a mailing address of **816 Honeysuckle Ln., Alabaster, AL 35007**, 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.

\$319,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 24 day of November, 2025

Michelle Williams
Michelle Williams

STATE OF _____
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Michelle Williams 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 24 day of November, 2025.

Notary Public
My Commission Expires:

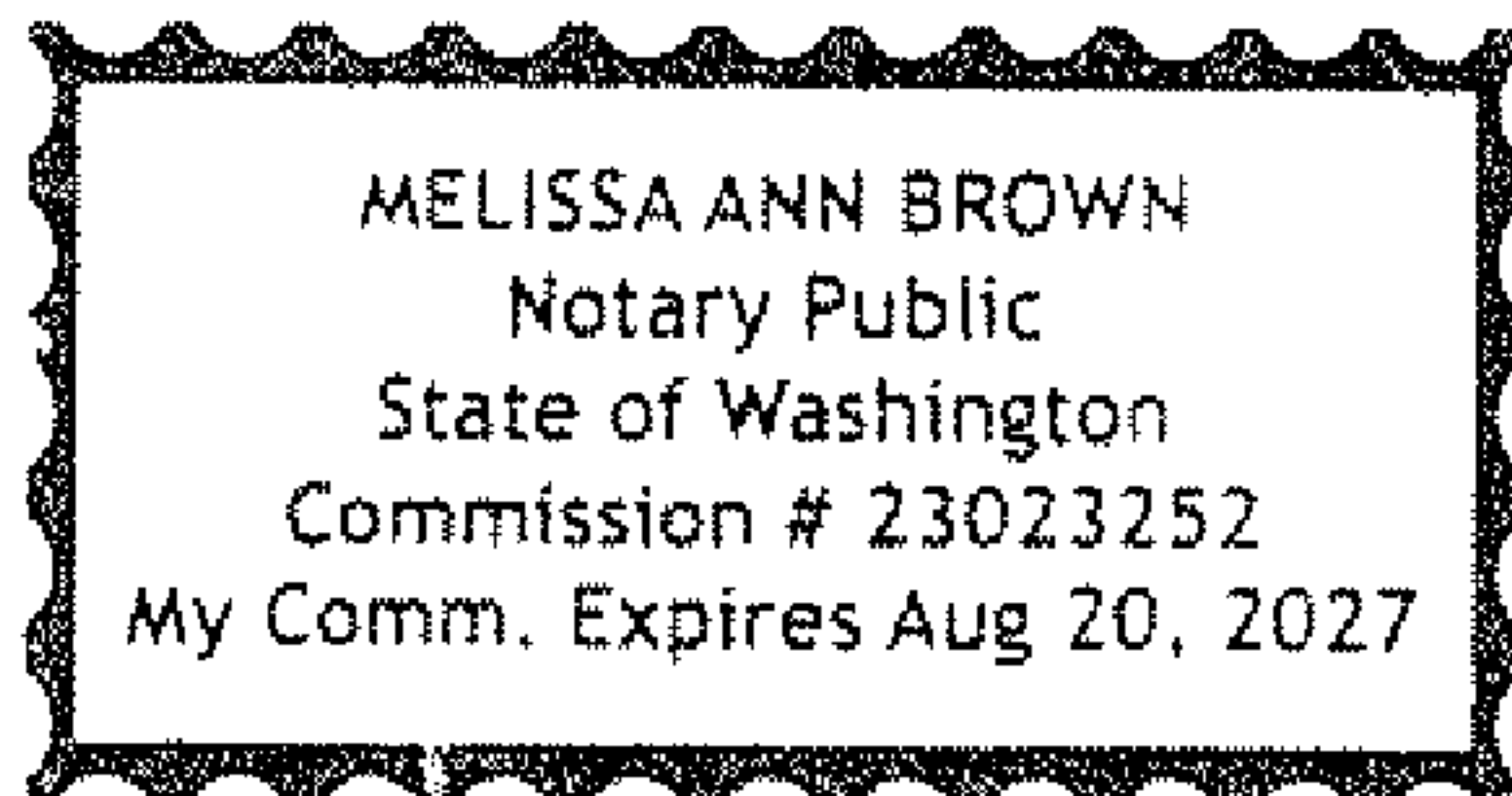
**WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)**

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Michelle Williams
[Name of Person] is the person who appeared before me, and said person
acknowledged that (he/~~she~~) signed this instrument and acknowledged it to be (his/~~her~~)
free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 24, 2025



Melissa Ann Brown
Signature

Notary Public
Title

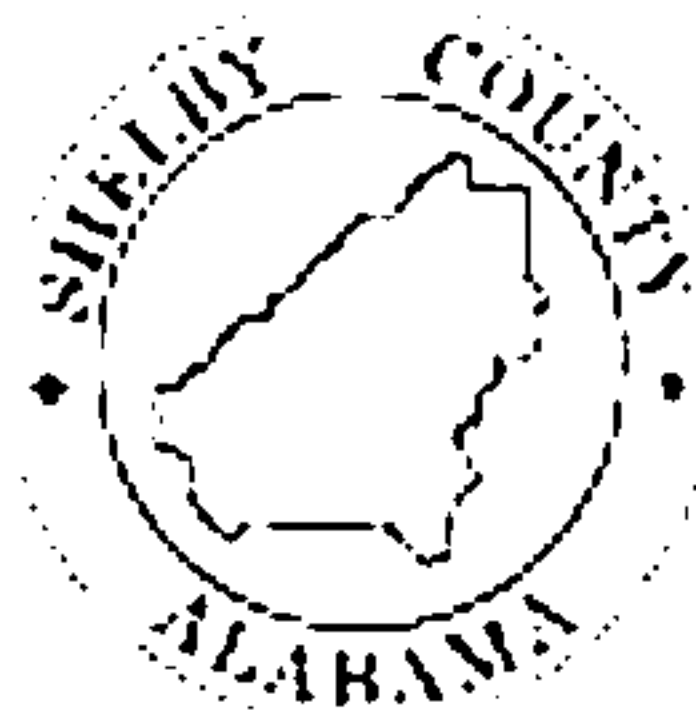
My commission expires: August 20, 2027

EXHIBIT A

Property 1:

A parcel of land located in Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Section 22; thence in a Northerly direction, along the West line of said Section 22, a distance of 820.35 feet to the point of beginning; thence continue along last described course a distance of 159.46 feet; thence 91 degrees 45 minutes right, in an Easterly direction a distance of 295.77 feet; thence 72 degrees 17 minutes right in a Southeasterly direction a distance of 167.33 feet; thence 107 degrees 43 minutes right in a Westerly direction a distance of 341.82 feet to the point of beginning. Said parcel is subject to a 30-foot easement extending parallel to its Northeast property line.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2025 09:35:27 AM
\$66.50 JOANN
20251202000367810

Allie S. Bayl