

**SEND TAX NOTICE TO:**

Joseph Blake Grill and Faith Rakestraw Grill  
189 Lake Chelsea Drive  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FIVE HUNDRED FIVE THOUSAND AND 00/100 (\$505,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kelly Stokes Meglich and Mark Sherman Meglich, wife and husband**, whose address is 5765 Old Hwy 280, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Joseph Blake Grill and Faith Rakestraw Grill, husband and wife**, whose address is 189 Lake Chelsea Drive, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Joseph Blake Grill and Faith Rakestraw Grill, husband and wife**, the following described real estate situated in Shelby County, Alabama, **the address of which is 189 Lake Chelsea Drive, Chelsea, AL 35043 to-wit:**

**Lot 9-47, according to the Survey of Chelsea Park — 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$404,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 8th day of December, 2025.

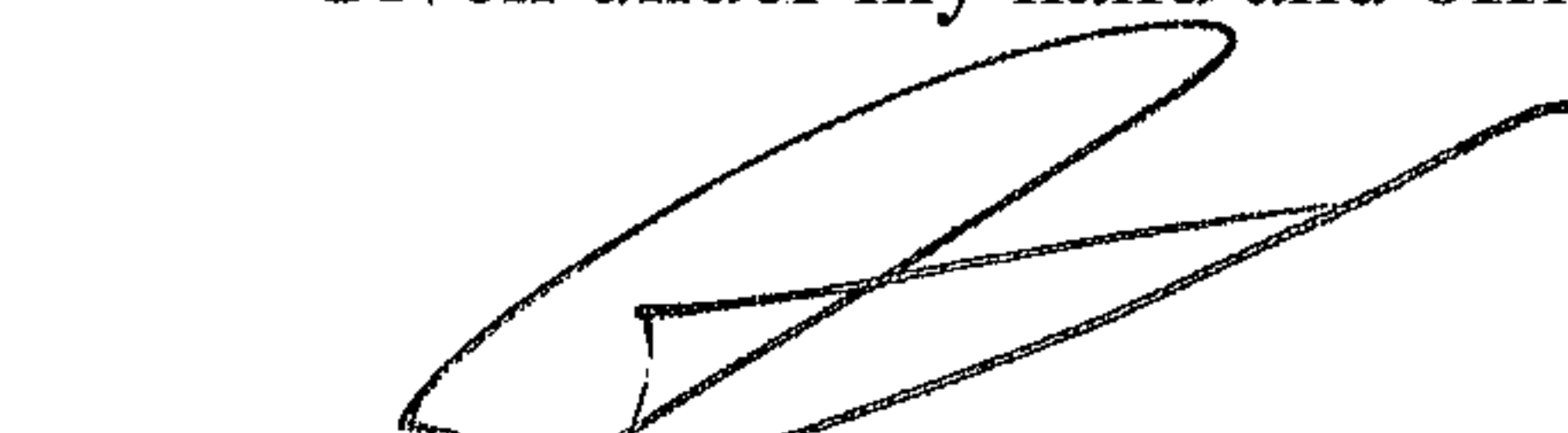
  
\_\_\_\_\_  
Kelly Stokes Meglich

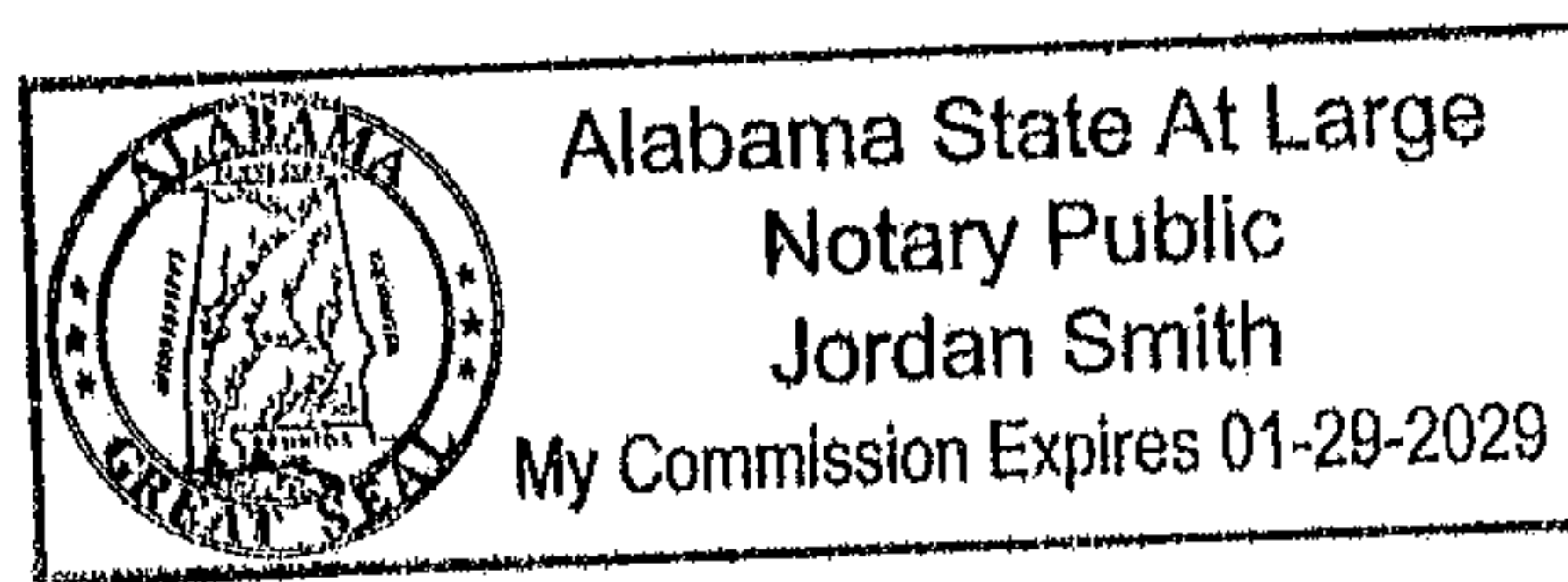
  
\_\_\_\_\_  
Mark Sherman Meglich

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kelly Stokes Meglich and Mark Sherman Meglich 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 8th day of December, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/29/29



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/10/2025 12:05:22 PM  
\$530.00 PAYGE  
20251210000378040

*Allie S. Bayl*