

**This instrument was prepared by:**

Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**

**Joseph White**  
**105 Blackstone Ct**  
**Chelsea, AL35043**

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$332,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Dakota S. Watts, an unmarried individual**

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

**Joseph White**

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 81, according to the Map and Survey of Chesser Plantation, Phase1, Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$321,402.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

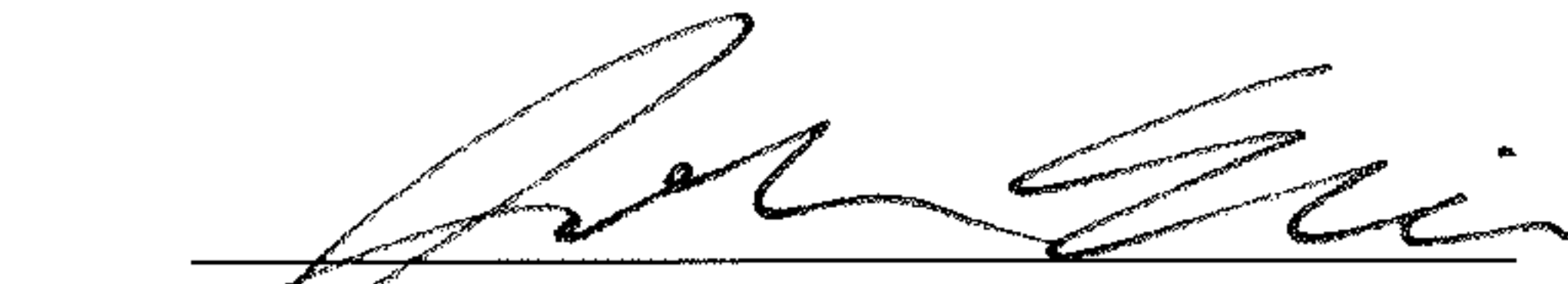
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of December, 2025

  
\_\_\_\_\_  
Dakota S. Watts

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dakota S. Watts**, whose name is 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **11th day of December, 2025**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

