

Send Tax Notice:
Kyle Gavin Smith and Eliana Kalifa Chuney
1036 Stonecreek Drive
Helena, AL 35080
PEL-20175

This Instrument Prepared By:
Stewart & Associates, P. C. / S. Kent Stewart
3595 Grandview Parkway, # 280
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$280,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shelby Resources, Inc.**, an Alabama Corporation, whose address is P.O. Box 419, Pelham, Alabama 35124 (**hereinafter "Grantor"**), the receipt and sufficiency of which is acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto **Kyle Gavin Smith and Eliana Kalifa Chuney, as joint tenants with right of survivorship**, whose address is 1036 Stonecreek Drive, Helena, Alabama 35080 (**hereinafter "Grantees"**), the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 1618, according to the Survey of Old Cahaba IV, Second Addition, Phase One, as recorded in Map Book 33, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 1036 Stonecreek Drive, Helena, AL 35080

Subject to current taxes, all matters of public record, including, but not limited to easements, conditions, covenants and 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 \$274,928.00 recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 12th day of December, 2025.

**Shelby Resources, Inc.,
An Alabama Corporation**

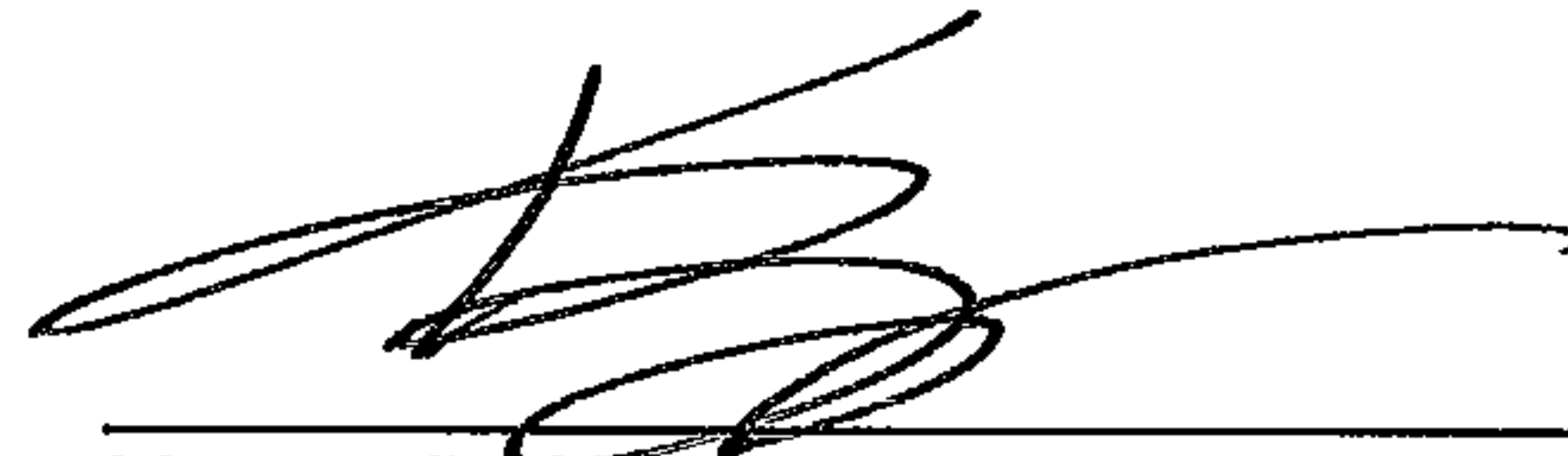


By: Michael D. Phillips
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

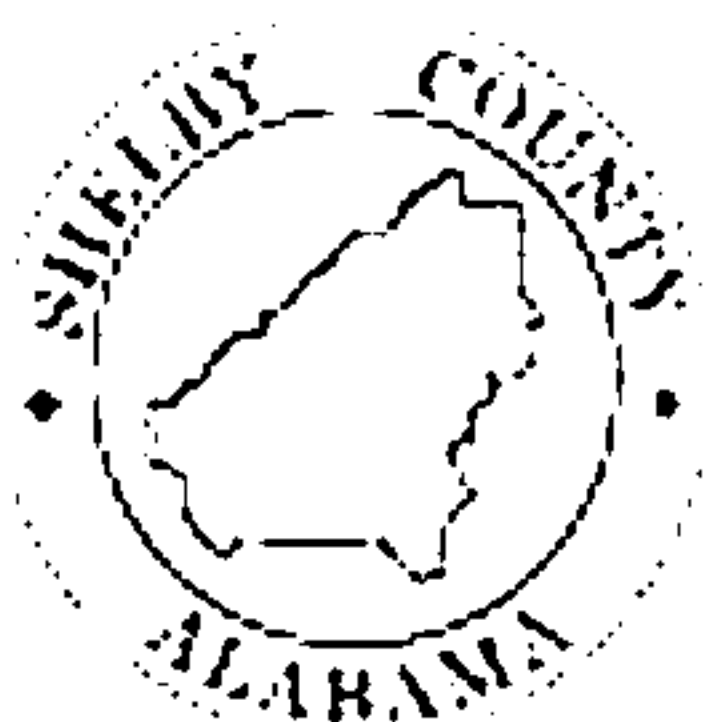
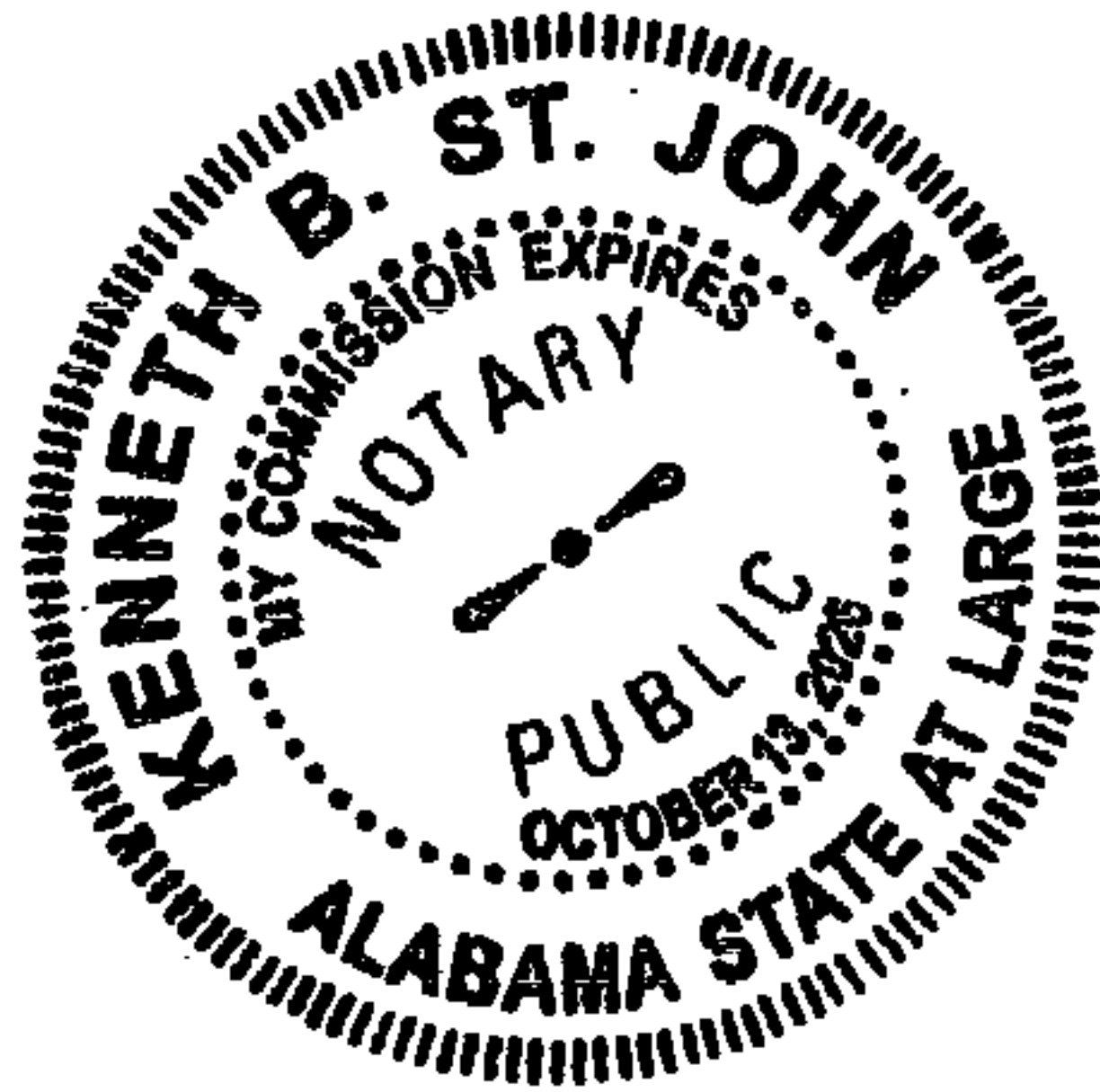
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael D. Phillips**, whose name as **President of Shelby Resources, Inc.**, an Alabama Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 12th day of December, 2025.



Notary Public
Print Name: *Kenneth B. Stoen*
Commission Expires: *10/13/2026*

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2025 11:41:35 AM
\$30.50 BRITTANI
20251215000382740

Page 2 of 2 - Statutory Warranty Deed - PEL-20175

Allie S. Bayl