

SEND TAX NOTICE TO:
Melissa Osborne and Troy Osborne
623 Polo Circle
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 **ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stefan Derek Osborn, an unmarried person**, whose address is 64 Osborn Road, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Melissa Osborne and Troy Osborne, a married couple**, whose address is 623 Polo Circle, 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, **Melissa Osborne and Troy Osborne, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 48 Hargis Drive, Chelsea, AL 35043**, to-wit:

A parcel of land lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W, and is more particularly described as follows: Commence at the SE corner of the SW 1/4 of SE 1/4, Section 24, Township 19 South, Range 1 West; thence run Westerly along the South line of said SW 1/4 of SE 1/4, a distance of 1120.69 feet to the point of beginning; thence continue along the same line a distance of 64.86 feet to a point on the Easterly 40 foot right-of-way line of County Highway 461; thence turn an angle of 66° 34' 43" right to the tangent of a curve to the right and run Northerly along said curve (concave Easterly and having a radius of 676.20 feet and a central angle of 16° 19' 53") for an arc distance of 192.76 feet to a point; thence turn an angle of 74° 22' 52" right from the tangent of said curve and leaving said right-of-way, run Northeasterly a distance of 130.36 feet to a point; thence turn an angle of 55° 10' 40" right and run Southeasterly a distance of 60.93 feet to a point; thence turn an angle of 27° 36' 11" right and run Southeasterly a distance of 68.68 feet to a point; thence turn an angle of 46° 25' 00" right and run Southwesterly a distance of 64.25 feet to a point; thence turn an angle of 24° 57' 44" right and run Southwesterly a distance of 109.18 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W.

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.

Stefan Derek Osborn is the surviving grantee of that deed recorded in Book 2013, page 230900, in the Probate Office of Shelby County, Alabama; the other grantee Donna Thornton AKA Donna Osborn, having died on or about the 2nd day of July, 2020.

Subject to a third-party mortgage in the amount of \$0.00 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.

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 15th day of December, 2025.


Stefan Derek Osborn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Stefan Derek Osborn 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 15th day of December, 2025.


Notary Public
My Commission Expires: 11/22/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2025 11:04:20 AM
\$145.00 JOANN
20251223000392320

