

SEND TAX NOTICE TO:
Drake Routh and Ashley Routh
478 County Road 338
Chelsea, AL 35043

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$448,250.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Josiah O'Neill and Mallory O'Neill, a married couple**, whose address is 1013 Edgewater Lane, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Drake Routh and Ashley Routh, a married couple**, whose address is 478 County Road 338, Chelsea, AL 35043-5122, (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, **Drake Routh and Ashley Routh, 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 **478 County Road 338, Chelsea, AL 35043-5122**, to-wit:

Commence at the Northeast corner of the SW 1/4 of the SE 1/4 and thence in a westerly direction and along the North line of same for a distance of 360.00 feet; thence turn an angle of 98 degrees 30 minutes to the left in a southeasterly direction for a distance of 685.38 feet to a point on the northerly right of way line of a county road; thence turn an angle of 123 degrees 16 minutes to the left in a northeasterly direction and along said right of way line for a distance of 90.94 feet; thence turn an angle of 14 degrees 47 minutes to the right and along said right of way line for a distance of 92.49 feet to the point of beginning of the property described herein; thence continue along the last named course, and along said right of way line for a distance of 15.00 feet; thence turn an angle of 4 degrees 38 minutes to the right and along said right of way line for a distance of 112.05 feet; thence turn an angle of 11 degrees 44 minutes to the left and along said right of way line for a distance of 84.00 feet; thence an angle of 73 degrees 03 minutes to the left in a northwesterly direction for a distance of 210.00 feet; thence turn an angle of 100 degrees 05 minutes to the left in a southwesterly direction for a distance of 212.22 feet, thence turn an angle of 80 degrees 34 minutes to the left in a southeasterly direction for a distance of 210 feet to the point of beginning, being in Section 33, Township 19 South, Range 1 West, Shelby County, Alabama.

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 \$448,250.00 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 22nd day of December, 2025.


 Josiah O'Neill


 Mallory O'Neill

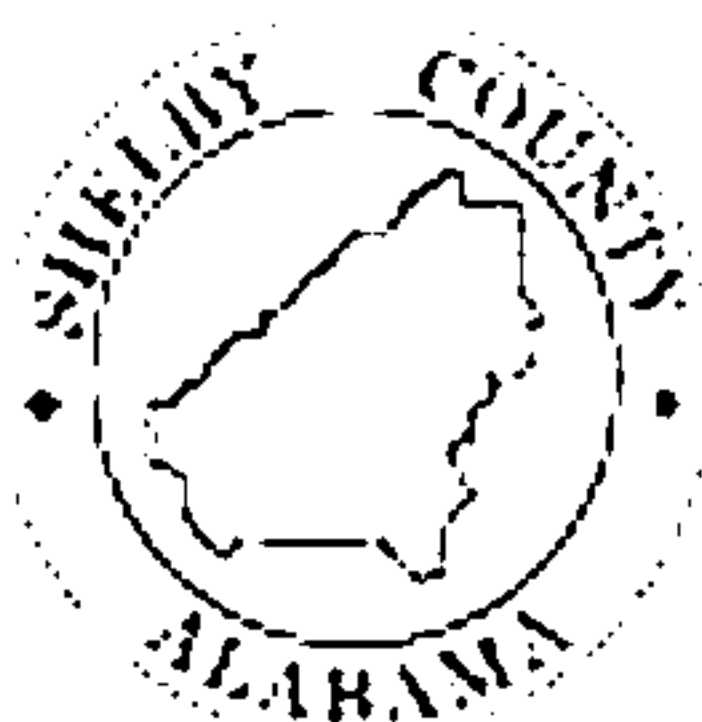
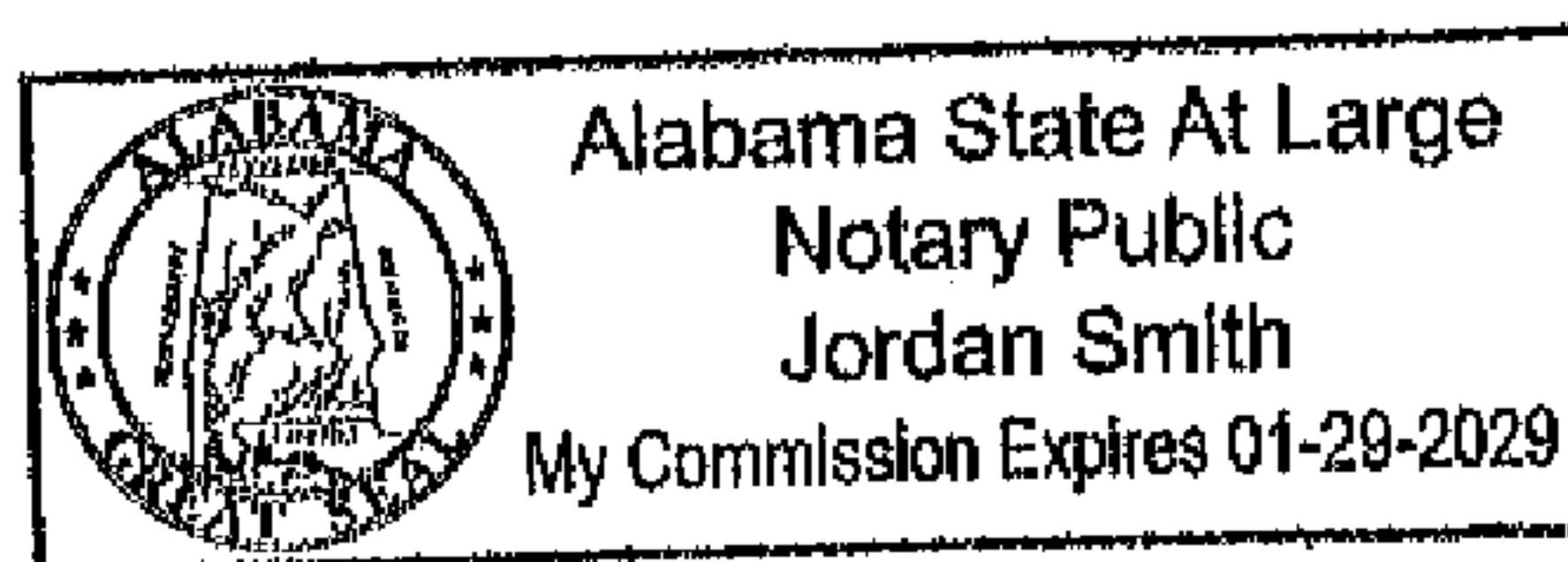
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Josiah O'Neill and Mallory O'Neill 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 22nd day of December, 2025.


 Notary Public

My Commission Expires: 1/29/28



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2025 08:07:06 AM
 \$26.00 JOANN
 20251230000396310

