

SEND TAX NOTICE TO:

Michael J. Chauncey and Kallie M. Chauncey
240 Jasmine Drive
Alabaster, AL 35007

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 **TWO HUNDRED THREE THOUSAND AND 00/100 (\$203,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Laura L. Hendel, an unmarried woman**, whose address is 240 Jasmine Drive, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Michael J. Chauncey and Kallie M. Chauncey**, whose address is 240 Jasmine Drive Alabaster AL 35007 (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 **Michael J. Chauncey and Kallie M. Chauncey, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **240 Jasmine Drive, Alabaster, AL 35007** to-wit:

Lot 38, according to the Survey of Revised Meadows Plat 2, as recorded in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama.

Michael J. Chauncey is one and the same person as Michael Joseph Chauncey.

Kallie M. Chauncey is one and the same person as Kallie Marie Chauncey.

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 \$192,850.00 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 29th day of December, 2025.

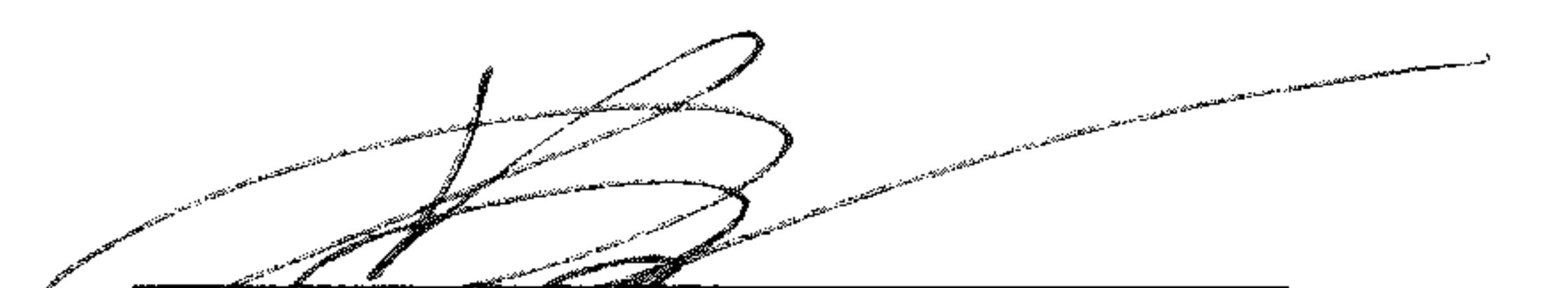


Laura L. Hendel

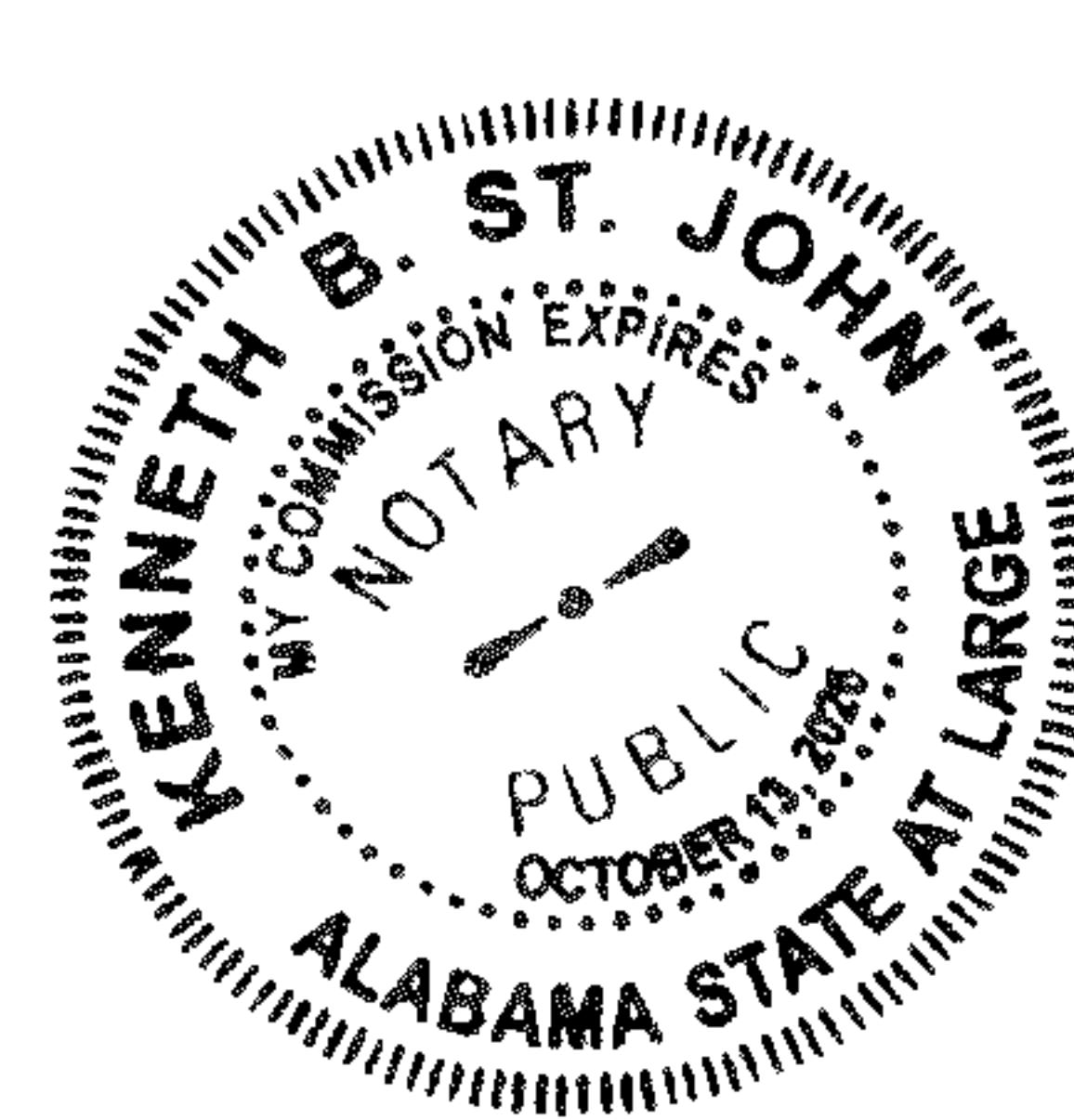
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Laura L. Hendel whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2025.



Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2026 02:58:37 PM
\$37.50 JOANN
20260105000003210

