

SEND TAX NOTICE TO:

William Battersby and Rylee Battersby
160 Clairmont Road
Sterrett, AL 35147

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 THOUSAND AND 00/100 (\$400,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Zane R. Lee and Willa Jo Lee, a married couple**, whose address is 2039 Springfield Dr, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **William Battersby and Rylee Battersby, spouses married to each other**, whose address is 160 Clairmont Road, Sterrett, AL 35147, (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 **William Battersby and Rylee Battersby, spouses married to each other, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **160 Clairmont Road, Sterrett, AL 35147 to-wit:**


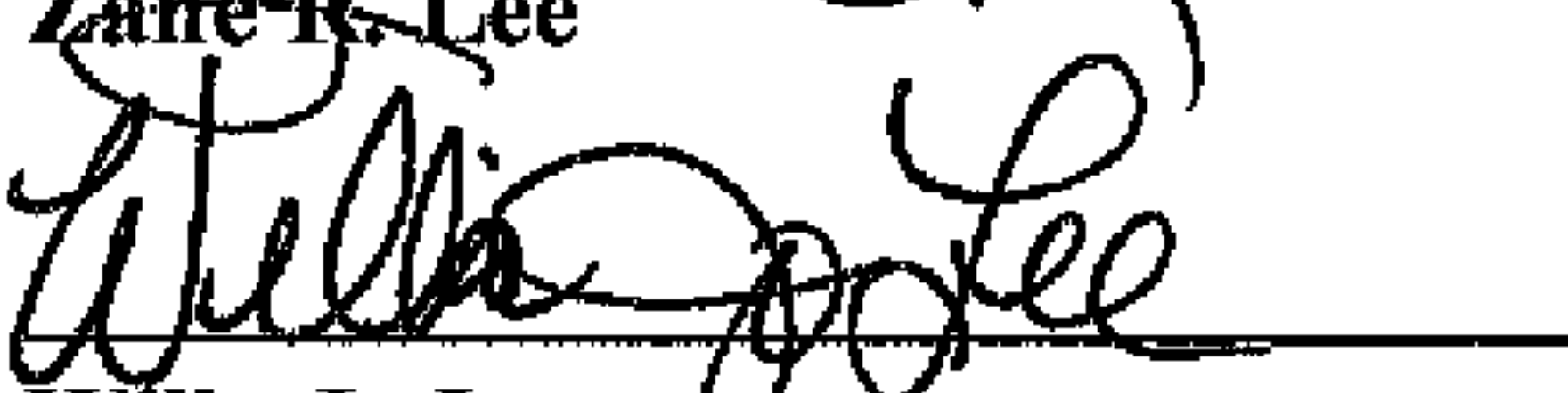
Lot 120, according to the Survey of Forest Parks 1st Sector, as recorded in Map Book 22, Pages 28 A, B & C, in the Probate Office of Shelby County, Alabama.

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 \$352,000.00 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 6th day of January, 2026.

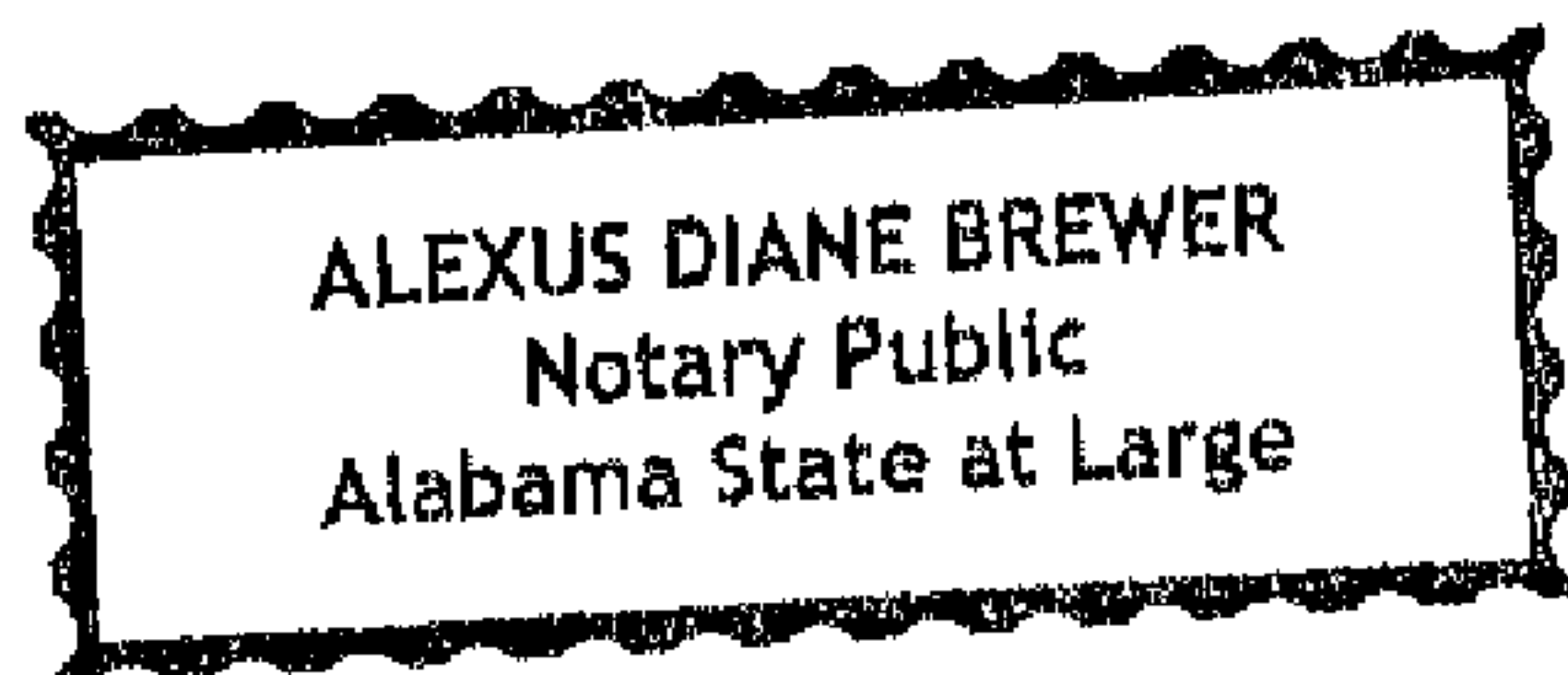

Zane R. Lee

Willa Jo Lee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Zane R. Lee and Willa Jo Lee 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 6th day of January, 2026.


Notary Public
My Commission Expires: 1/27/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2026 02:09:24 PM
\$73.00 JOANN
20260108000007330

