

**SEND TAX NOTICE TO:**  
Joshua Rasberry and Kayleigh Rasberry  
566 Grayson Place  
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 **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lynn B. Fitzgerald and Dana Battiste, Trustees of Fitzgerald Living Trust, dated November 7, 2023, and any amendments thereto**, whose address is 636 Foothills Trace, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Joshua Rasberry and Kayleigh Rasberry, a married couple**, whose address is 566 Grayson Place, 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 **Joshua Rasberry and Kayleigh Rasberry, a married couple, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **566 Grayson Place, Chelsea, AL 35043 to-wit:**

**Lot 7-125, according to the Plat of Chelsea Park 7th Sector, Third Addition, Grayson Place Neighborhood, as recorded in Map Book 48, Page 95, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

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 \$343,660.00 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 14th day of January, 2026.

**Fitzgerald Living Trust, dated November 7, 2023, and any amendments thereto**

By: *Lynn B. Fitzgerald*  
Lynn B. Fitzgerald, Trustee

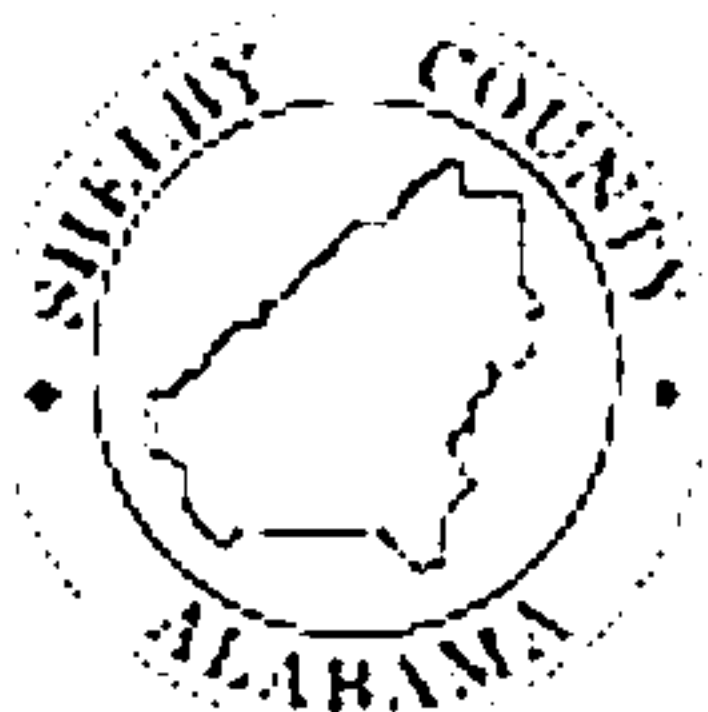
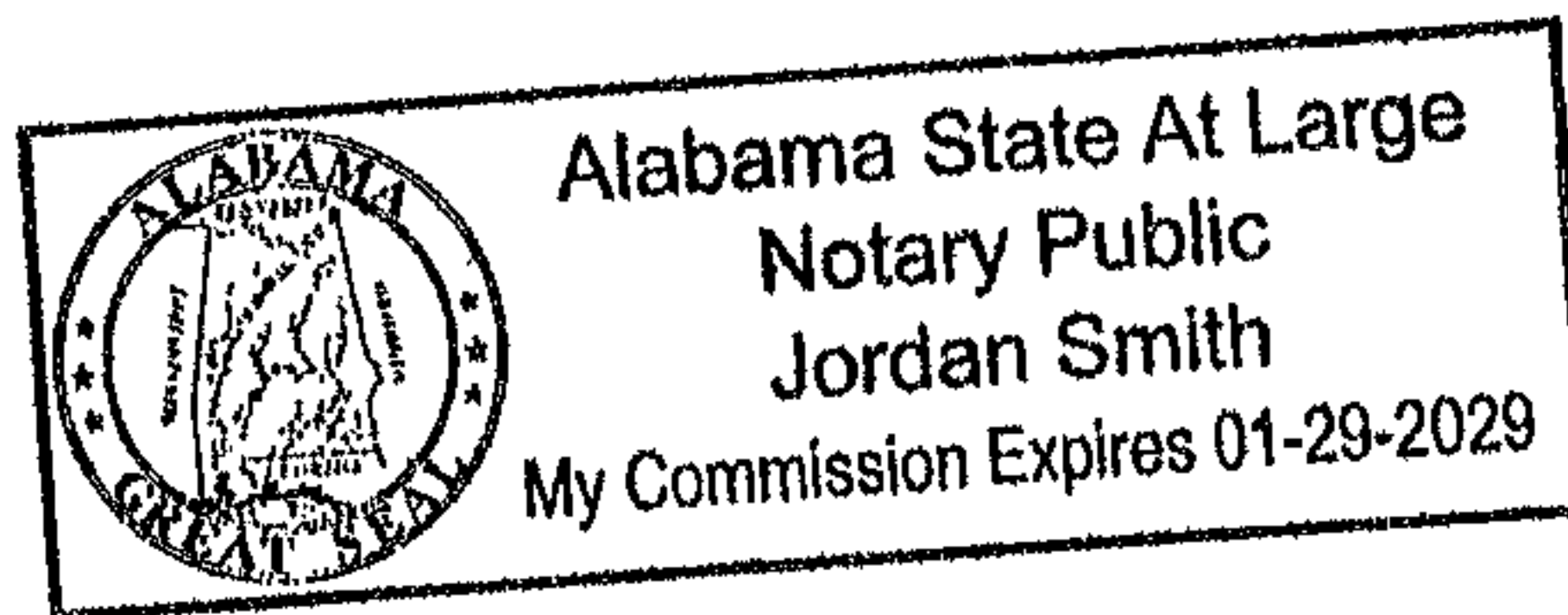
By: *Dana Battiste*  
Dana Battiste, Trustee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Lynn B. Fitzgerald and Dana Battiste, Trustees of Fitzgerald Living Trust, dated November 7, 2023, and any amendments thereto, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he/they, in their capacity and with full authority, executed the same voluntarily for and as act of said Trust on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2026.

*[Signature]*  
Notary Public  
My Commission Expires: *1/29/29*



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/16/2026 12:23:54 PM  
\$32.50 KELSEY  
20260116000015260**

*Allen S. Bayl*