

Send Tax Notice to:
Matthew R. Chisenhall and Jessica C.
Chisenhall
3548 Crossing Circle
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-26-386**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$485,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Mary F. Jones, an unmarried person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

3408 Crossings Way Birmingham, AL 35242

by **Matt R. Chisenhall and Jessica C. Chisenhall (herein referred to as "Grantee,"** whether one or more), whose mailing address is

3548 Crossing Circle Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3548 Crossings Circle, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

Mary F. Jones is one and the same person as Mary Gibson Jones and Mary Frances Jones.

\$388,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s). this 26th day of January 2026

Mary F. Jones by Janice Olivia Jones, Attorney-In-Fact
Mary F. Jones by Janice Olivia Jones, Attorney-In-Fact

State of Alabama
County of Jefferson

I, Palmer Austin Morbeck, a Notary Public, hereby certify that **Janice Olivia Jones**, whose name(s) is signed as Attorney in Fact for **Mary F. Jones** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of January, A. D. 2026

[Signature]
Notary Public

Printed Name
My Commission Expires:

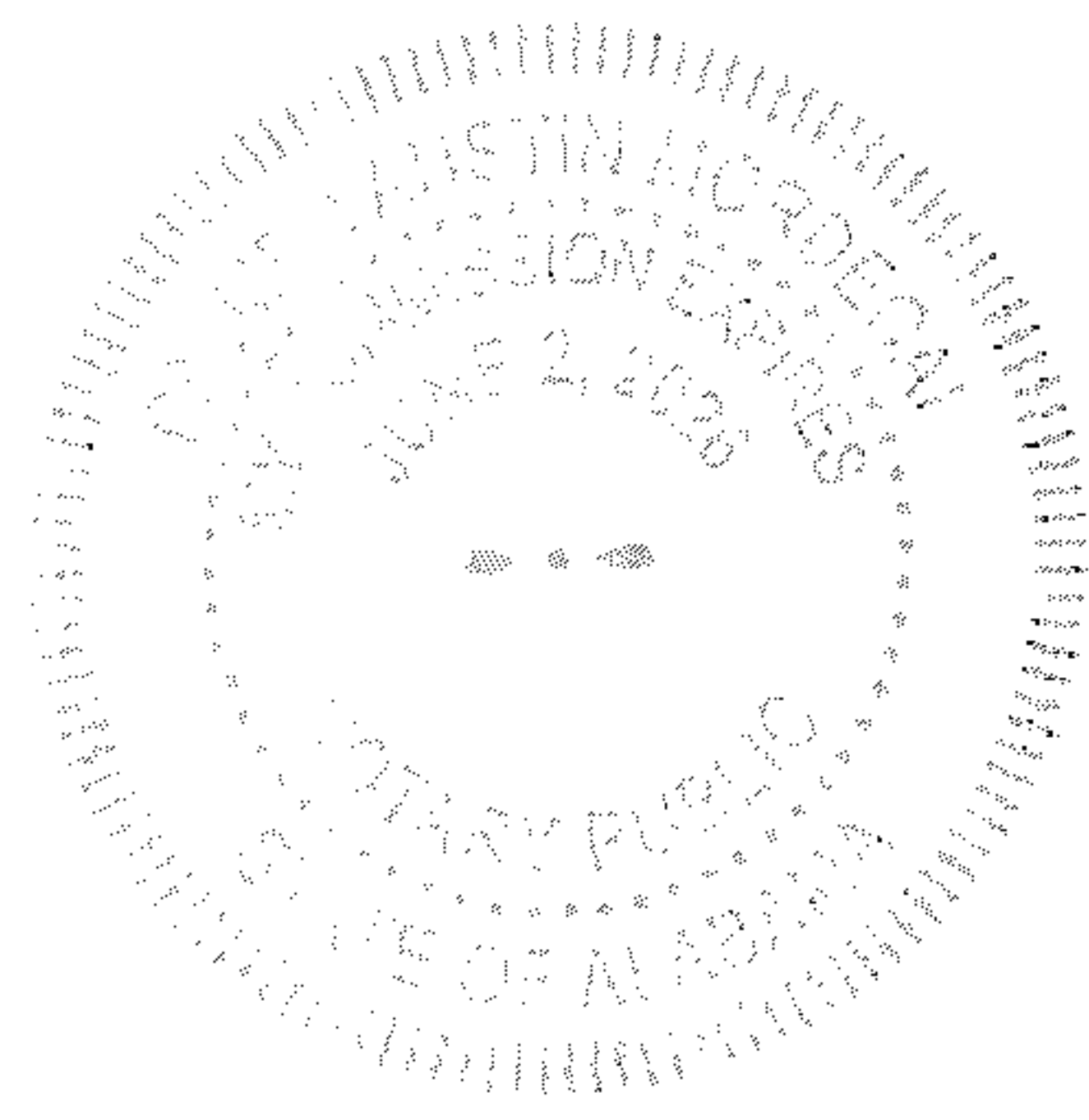


EXHIBIT A

Property 1:
Lot 82, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 01:57:40 PM
\$126.00 JOANN
20260202000030330
General Warranty Deed - POA - JTROS (AL)

Allen S. Bayl