

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Kalen Anne White and Andrew McDonough
White
3001 Belvedere Lane
Birmingham, AL 35242

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FOUR HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$474,900.00)**, and other good and valuable consideration in hand paid to **Miika L. Dison and Neely P. Dison, a married couple** (hereinafter referred to as "Grantors"), whose address is 692 Fish Camp Road, Chelsea, AL 35043, the receipt and sufficiency of which is hereby acknowledged, by **Kalen Anne White, and Andrew McDonough White** (hereinafter referred to as "Grantees"), hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, as joint tenants with rights of survivorship, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Property 1:

Lot 64, according to the Final Map of Belvedere Cove Phase 1, as recorded in Map Book 35, Page 45 A & B, in the Probate Office of Shelby County, Alabama

Property Address: **3001 Belvedere Lane, Birmingham, AL 35242**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$450,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, and the successors and assigns of said Grantees, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the 3rd day of February, 2026

Miika L. Dison
Miika L. Dison

Neely P. Dison
Neely P. Dison

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Miika L. Dison and Neely P. Dison 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 3rd day of February, 2026.

[Signature]
Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2026 01:45:46 PM
\$50.00 PAYGE
20260204000033020

Allie S. Boyd