

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

SEND TAX NOTICE TO:
Phuc Vu An Tran
229 Chesser Loop Road
Chelsea, AL 35043

GENERAL WARRANTY DEED

**County of Shelby
State of Alabama**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$320,000.00)**, the amount of which can be verified by the closing statement, and other good and valuable consideration in hand paid to **Brian Wesley Ricks, Devisee and Personal Representative of Estate of Sara Treadwell Ricks, Shelby County Probate Case No. PR-2025-002028**, (hereinafter referred to as "Grantor"), whose address is 120 Woodbury Drive, Sterrett, AL 35147, the receipt and sufficiency of which is hereby acknowledged, by **Phuc Vu An Tran** (hereinafter referred to as "Grantee"), whose address is 229 Chesser Loop Road, Chelsea, AL 35043, hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, the address of which is **229 Chesser Loop Road, Chelsea, AL 35043** to-wit:

Lots 139, 171 and 175, according to the Amended Map of Cottages at Chesser Phase II, recorded in Map Book 38, page 49, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument 20040511000248910, First Amendment to Declaration as recorded in Instrument 20091008000381600 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

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.

\$256,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is 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 Grantor is 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 Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the 23rd day of February, 2026

Estate of Sara Treadwell Ricks, Shelby County Probate Case No. PR-2025-002028

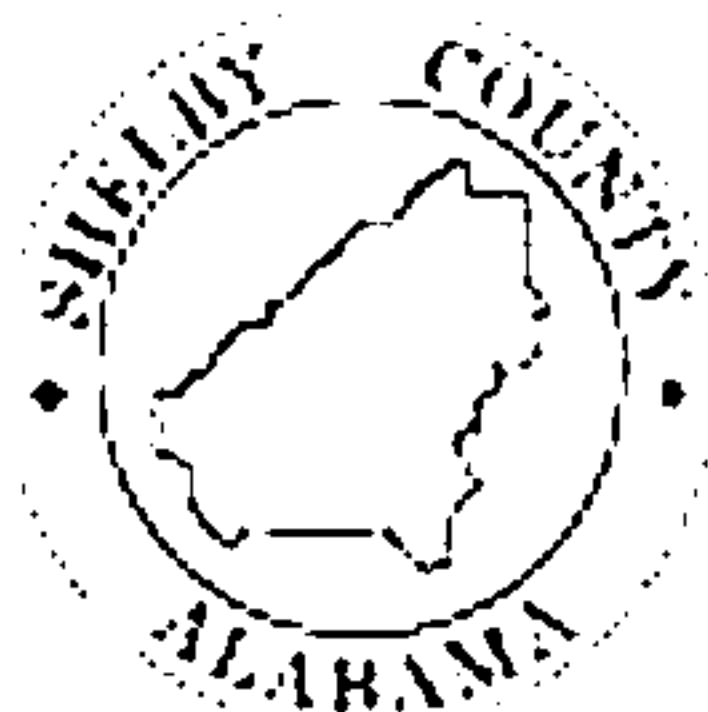
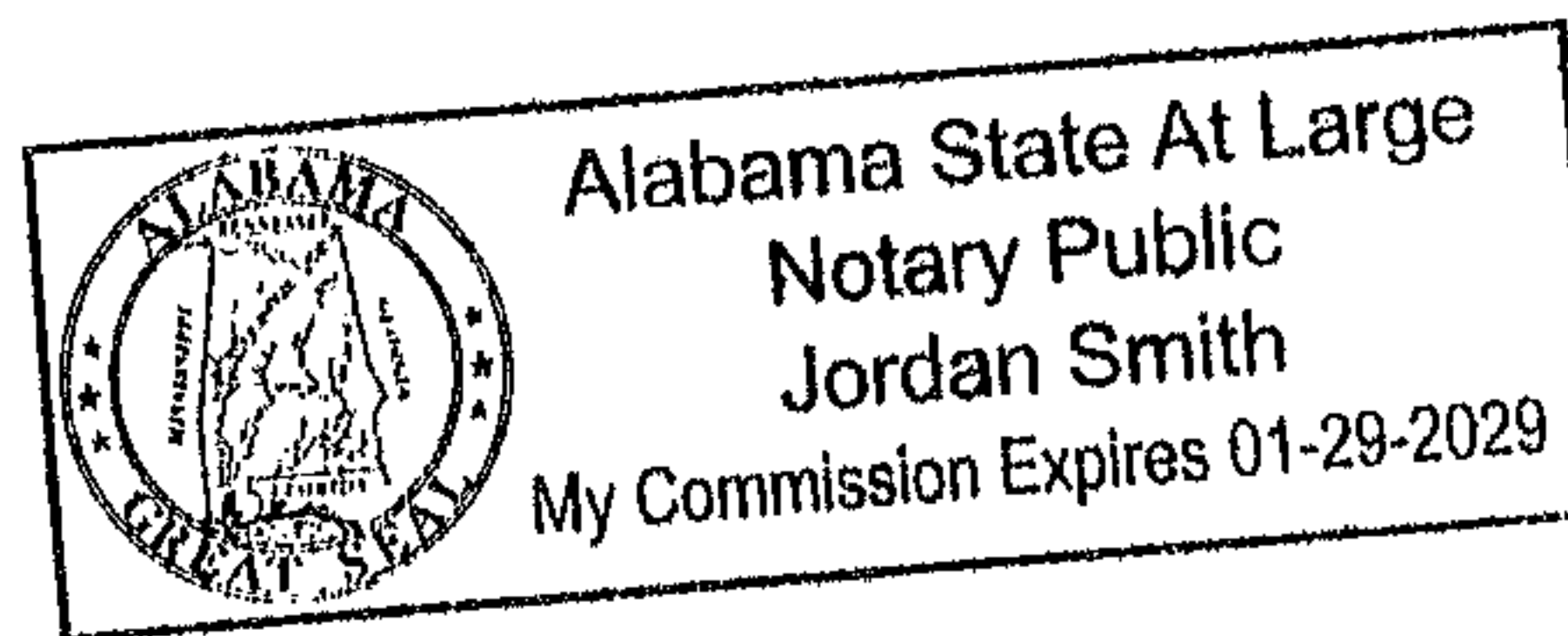
By: Brian Wesley Ricks
Brian Wesley Ricks, Devisee and Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brian Wesley Ricks, whose name as Devisee and Personal Representative of the Estate of Sara Treadwell Ricks, Shelby County Probate Case No. PR-2025-002028, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, as such Devisee and Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and seal 23rd day of February, 2026.

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
02/24/2026 01:14:55 PM
\$90.00 BRITTANI
20260224000052410

Alvin S. Bayl