

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

SEND TAX NOTICE TO:  
Karissa Annis  
1531 Applegate Ln.  
Alabaster, AL 35007-8737

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$160,000.00)**, the amount of which can be verified on the Closing Statement, and other good and valuable consideration in hand paid to **Ashley Nicole Deavers and Dillon Evans, wife and husband** (hereinafter referred to as "Grantors"), whose address is 9415 Brook Forest Circle, Helena, AL 35080, the receipt and sufficiency of which is hereby acknowledged, by **Karissa Annis** (hereinafter referred to as "Grantee"), whose address is 125 River Haven Cir., Birmingham, AL 35244, 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, to-wit:

**Lot 54, according to a resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama, together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 65, Page 201 and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, Page 634.**

Property Address: **1531 Applegate Ln., Alabaster, AL 35007-8737**

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.

**\$155,200.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantee, Grantee's 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 Grantee, and Grantee's 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 2nd day of April, 2026.

*Ashley Nicole Deavers*  
Ashley Nicole Deavers

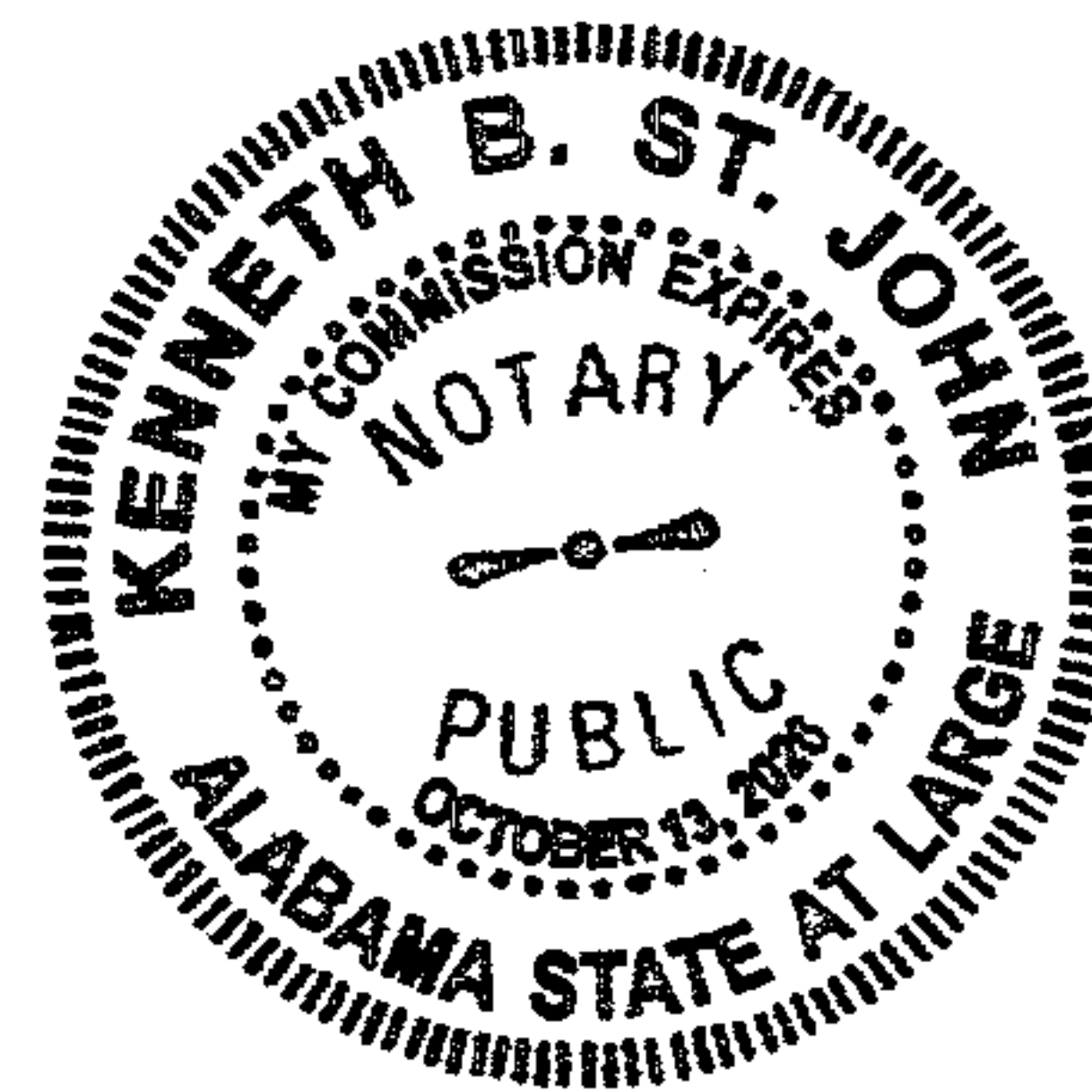
*Dillon Evans*  
Dillon Evans

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ashley Nicole Deavers and Dillon Evans, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2026.

*Kenneth B. St. John*  
Notary Public: *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/03/2026 08:17:30 AM  
\$30.00 KELSEY  
20260403000097500

*Allie S. Bayl*