

Send Tax Notice to:  
Thomas R. Wells and Teresa C. Wells  
PO Box 234  
Randolph, AL 36792

This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-24-1521**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00) 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 **Darren L. Payne and Terri C. Payne, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1265 Highway 97, Columbiana, AL 35051

by **Thomas R. Wells and Teresa C. Wells (herein referred to as "Grantee," whether one or more)**, whose mailing address is

PO Box 234, Randolph, AL 36792

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **328 Country Side Circle, Calera, AL 35040**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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 14 day of March, 2024.

Darren L. Payne

Darren L. Payne

Terri C. Payne

Terri C. Payne

STATE OF ALABAMA  
COUNTY OF SHELBY

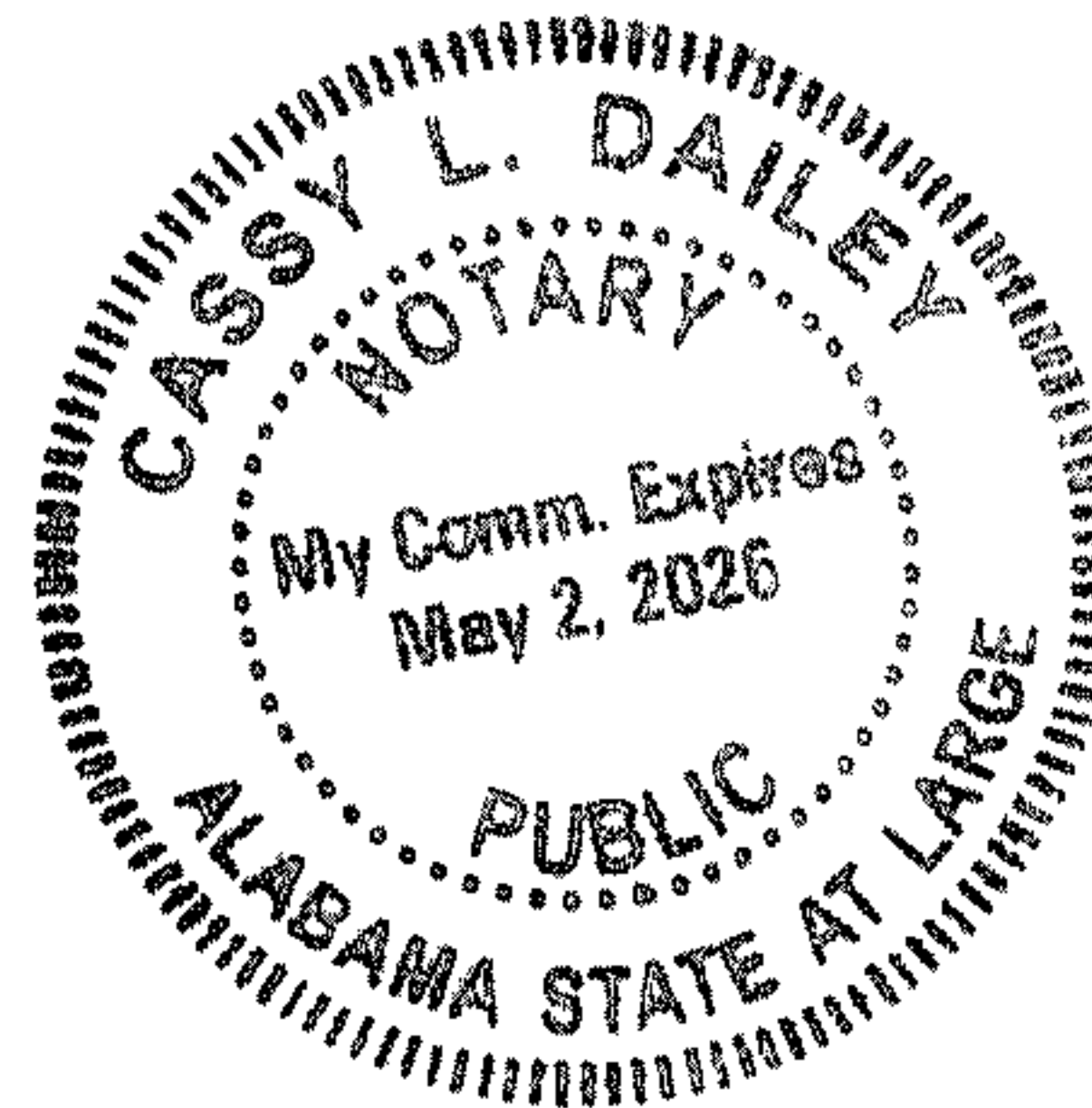
I, the undersigned Notary Public in and for said County and State, hereby certify that Darren L. Payne and Terri C. Payne whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of March, 2024.

Cassy L. Dailey

Notary Public

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 9, according to the Survey of Country View Estates, Phase 3 as recorded in Map Book 51, Page 41A and 41B 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**  
**03/15/2024 03:04:30 PM**  
**\$333.00 JOANN**  
**20240315000072730**

*Allen S. Bayl*