

Send Tax Notice to:
Mark Kaleb Stone Wingard and
Cheyenne Faith Williams
PO Box 23

Woodstock, AL 35188

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-12167**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00) 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 **Maria G. Zavala, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

277 Maylene Drive, Alabaster, AL 35114

by **Mark Kaleb Stone Wingard and Cheyenne Faith Williams (herein referred to as "Grantee," whether one or more)**, whose mailing address is

PO Box 23, Woodstock, AL 35188

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 **277 Maylene Drive, Alabaster, AL 35114**, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

The property herein conveyed does not constitute the homestead of the seller's spouse, neither is it contiguous hereto.

This property is being conveyed along with a 2-section 1994 Mobile Home. Manufacturer: Redman, Model: Walden, with serial numbers 11426122AB.

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 27 day of September, 2023.

Maria G. Zavala
Maria G. Zavala

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Maria G. Zavala 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 27 day of September, 2023.

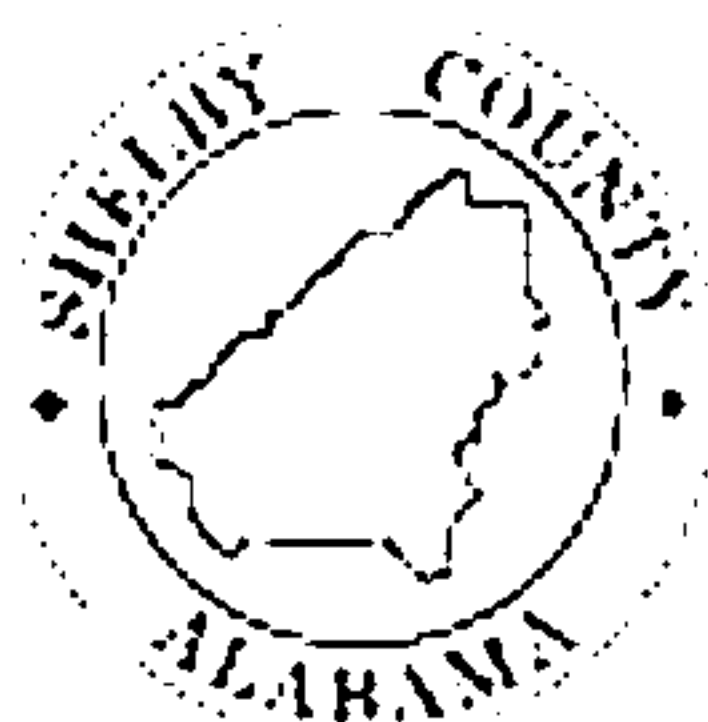
Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027



EXHIBIT A

Property 1:

Begin at the NW corner of Lot 11, R.E. Whaley's Map of the Town of Maylene as recorded in Map Book 3, Page 75 in the Shelby County Probate Office; thence South along the West line of said Lot 11 for 132.79 feet to the SW corner thereof; thence right 90 degrees 0 minutes in a westerly direction 42.00 feet; thence right 61 degrees 53 minutes in a northwesterly direction 149.19 feet; thence right 118 degrees 01 minute in an easterly direction 110.00 feet to the point of beginning.



File No.: PEL-23-12167

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2023 10:07:12 AM
\$153.00 BRITTANI
20231004000296610 - JTROS (AL)

Brittani S. Bayl 3 of 3