

Send Tax Notice to:
Bailey A. Merrell and Karlee C.
Merrell
222 North Street
Shelby, Alabama 35143

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-23-13354

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00) 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 William P. Wildes, and Sheila H. Wildes, a married couple, (herein referred to as "Grantor," whether one or more), whose mailing address is

512 Shaindel Dr., Williamsburg, VA 23185

by Bailey A. Merrell and Karlee C. Merrell (herein referred to as "Grantee," whether one or more), whose mailing address is

222 North Street, Shelby, Alabama 35143

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 222 North Street, Shelby, AL 35143, 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.

\$407,483.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 23rd day of October, 2023

x [Signature]
William P. Wildes
x [Signature]
Sheila H. Wildes

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William P Wildes and Sheila H Wildes 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 23rd day of October, 2023.

[Signature]
Notary Public
My Commission Expires:



EXHIBIT A

Property 1:

LOT 4, BLOCK 6, ACCORDING TO THE SURVEY OF PINE GROVE CAMP, AS RECORDED IN MAP BOOK 4, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO, LOT 4-A, BLOCK 6, ACCORDING TO SURVEY OF SECOND ADDITION TO PINE GROVE CAMP, AS RECORDED IN DEED BOOK 205, PAGE 197, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO, PARCEL NO.1, ACCORDING TO A SURVEY BY FRANK WHEELER, ALA. REG, L.S.#3385 DATED JUNE 6, 1986 AND DESCRIBED AS FOLLOW: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 16 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG THE WEST SECTION LINE 946.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 96.19 FEET; THENCE TURN RIGHT 90 DEG. 00 MIN. AND RUN EAST 10.41 FEET; THENCE TURN RIGHT 80 DEG. 05 MIN. 51 SEC. AND RUN SOUTHEAST 48.73 FEET; THENCE TURN RIGHT 06 DEG. 03 MIN. 17 SEC. AND RUN SOUTHEAST 46.61 FEET; THENCE TURN RIGHT 89 DEG. 28 MIN. 03 SEC. AND RUN WEST 20.00 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY OF AMOS CORY R.L.S. #10550, DATED July 21, 1987.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2023 10:42:19 AM
\$36.00 JOANN
20231024000313100

Allen S. Beal