

SEND TAX NOTICE TO:

Charles Stephen Wagner and Jane Adair Wagner
320 Oak Mountain Crest Way
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$1,500,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shannon James and Douglas Lennie James, wife and husband**, whose address is 23103 Portobello Road, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Charles Stephen Wagner and Jane Adair Wagner**, whose address is 320 Oak Mountain Crest Way, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Charles Stephen Wagner and Jane Adair Wagner, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 320 Oak Mountain Crest Way, Pelham, AL 35124 to-wit:**

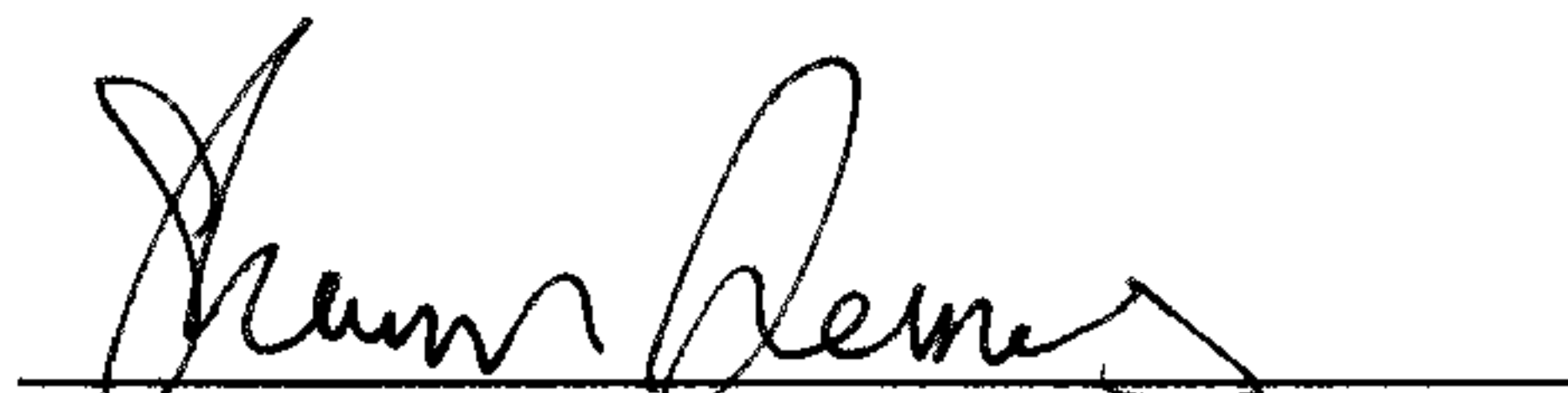
Lot 5, according to the Survey of Oak Mountain Preserve, Phase I, as recorded in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama.


Together with an easement for ingress/egress along the 60' easement to Oak Mountain Crest Way as shown on Map 40, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of January, 2024.


Shannon James

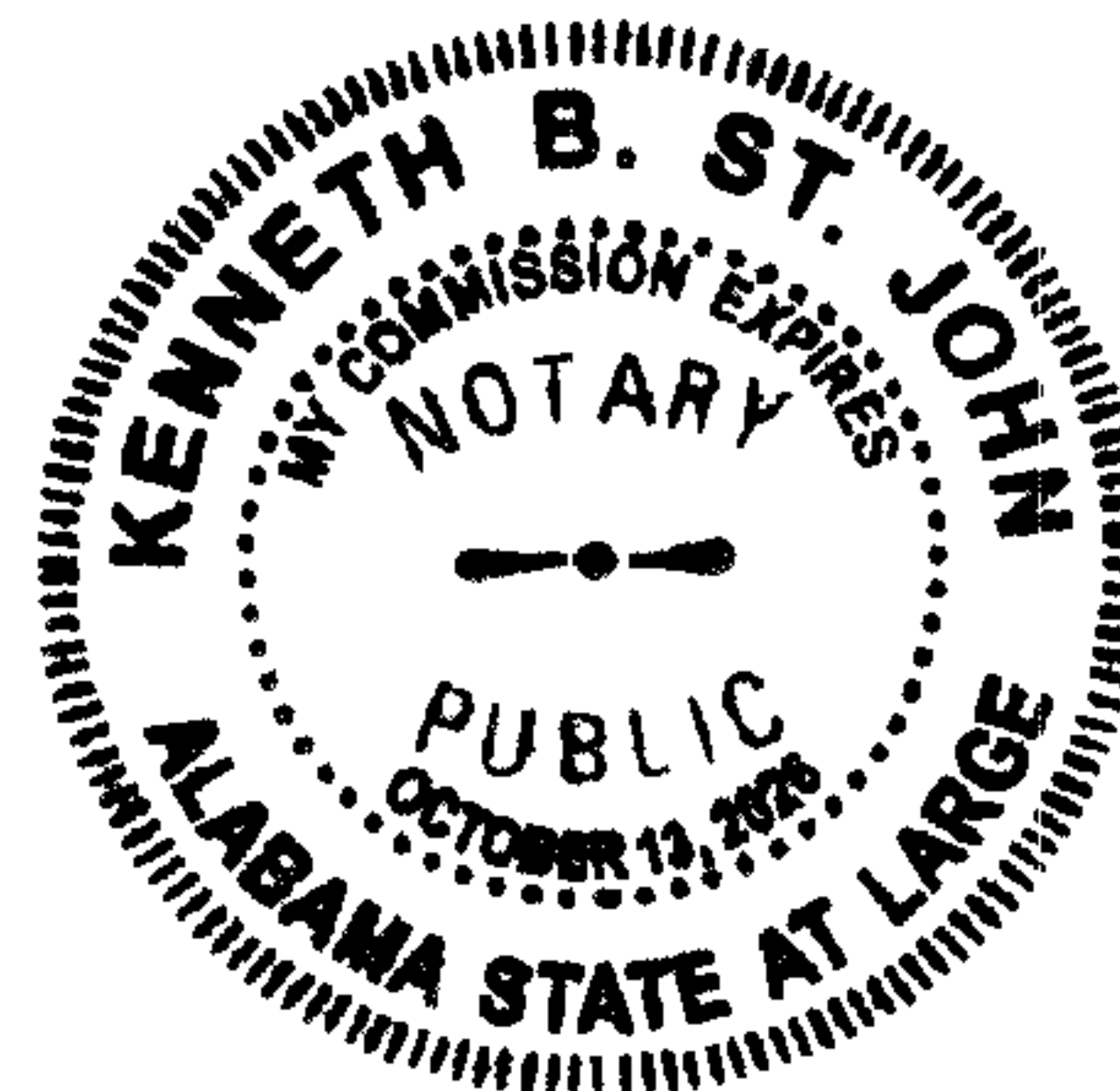

Douglas Lennie James

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Shannon James and Douglas Lennie James 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 26th day of January, 2024.


Notary Public
Print Name: **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
01/29/2024 10:37:58 AM
\$1525.00 BRITTANI
20240129000021500

Allen S. Bayl