

SEND TAX NOTICE TO:

Shane M. Evans & Kane Bourgeois
1211 Arrowhead Trail
Alabaster, AL 35007

This instrument prepared by:

James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$260,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jason Huey Mathews, a single man, by and through his attorney in fact Christy Wilson, and Christy M. Wilson and Donny A. Wilson, a married couple**, whose collective address is 440 Ramsgate Drive, Alabaster, AL 35114, (hereinafter "Grantor", whether one or more), by **Shane M. Evans and Kane Bourgeois, a married couple, as joint tenants with right of survivorship**, (hereinafter "Grantee", whether one or more), whose address is 1211 Arrowhead Trail Alabaster, AL 35007, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Shane M. Evans and Kane Bourgeois, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1211 Arrowhead Trail, Alabaster, AL 35007** to-wit:

Lot 10, according to "Navaho Hills", 3rd Sector, as shown by Map recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama, the same being situated in the SE 1/4 of the SE 1/4, Section 27, Township 20, South, Range 3 West.

Source of Title: Inst. No. 20180308000075480

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.

Subject to a third-party mortgage in the amount of \$260,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, 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 28th day of February, 2024.

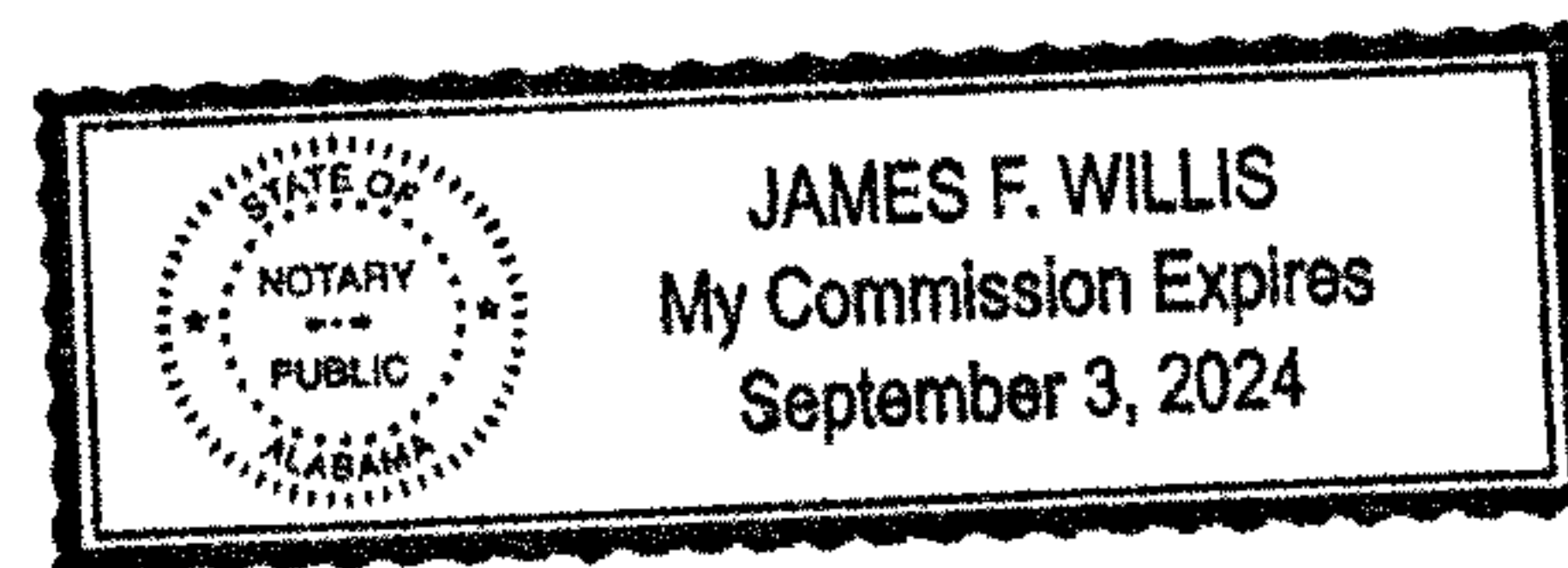
Jason Huey Mathews by Christy Wilson as attorney-in-fact
Jason Huey Mathews by Christy Wilson as attorney-in-fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Christy Wilson whose name as attorney-in-fact for Jason Huey Mathews, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, being informed of the contents of the conveyance, she in her capacity as such attorney-in-fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 28th day of February, 2024.

[Signature]
Notary Public
My Commission Expires:



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of February, 2024.

Christy M. Wilson
Christy M. Wilson

[Signature]
Donny A. Wilson

STATE OF ALABAMA
COUNTY OF JEFFERSON

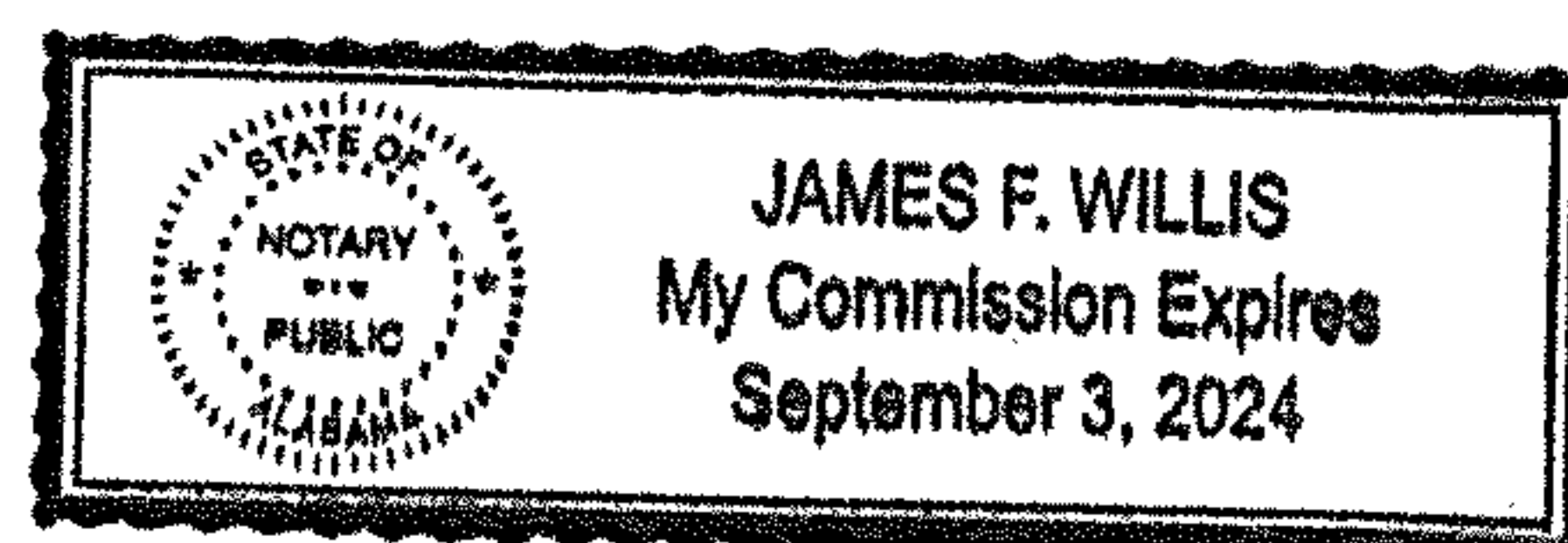
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Christy M. Wilson and Donny A. Wilson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28th day of February, 2024.

[Signature]
Notary Public
My commission expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/29/2024 08:19:58 AM
\$286.00 BRITTANI
20240229000052560



Allie S. Bayl