

**SEND TAX NOTICE TO:**

Donny A. Wilson & Christy M. Wilson  
440 Ramsgate Drive  
Maylene, AL 35114

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 **FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$475,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mark Saffold and Maribel Saffold, a married couple**, whose address is 6540 Harness Circle, Pinson, AL 35126, (hereinafter "Grantor", whether one or more), by **Donny A. Wilson and Christy M. Wilson, husband and wife, as joint tenants with right of survivorship**, (hereinafter "Grantee", whether one or more), whose address is 440 Ramsgate Drive Maylene, AL 35114, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Donny A. Wilson and Christy M. Wilson, husband and wife, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 440 Ramsgate Drive, Maylene, AL 35114** to-wit: :

Lot 366, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 12B, as recorded in Map Book 39, Page 92, in the Office of the Judge of Probate of Shelby County Alabama.

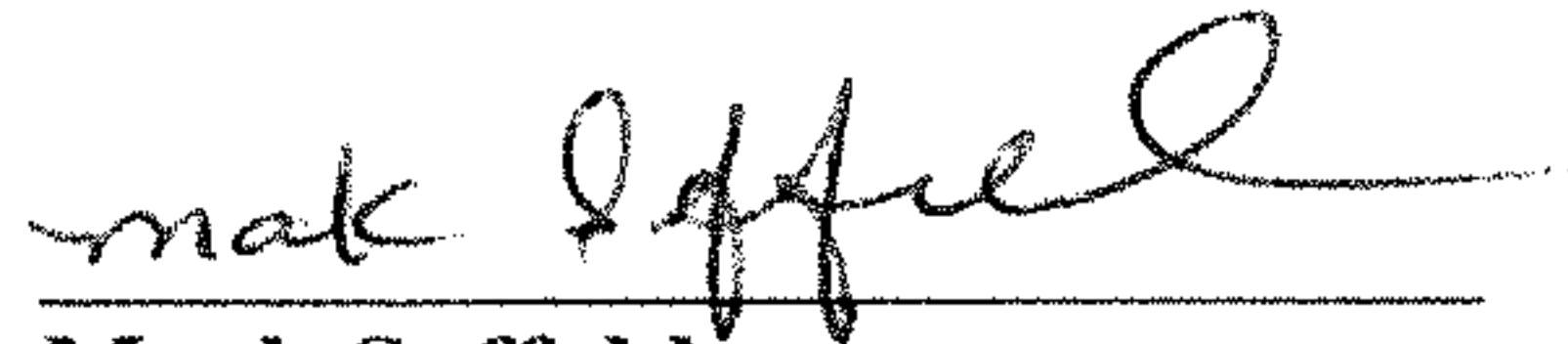
Source of Title: Inst. No. 20230720000216320

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 \$245,000.00 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.

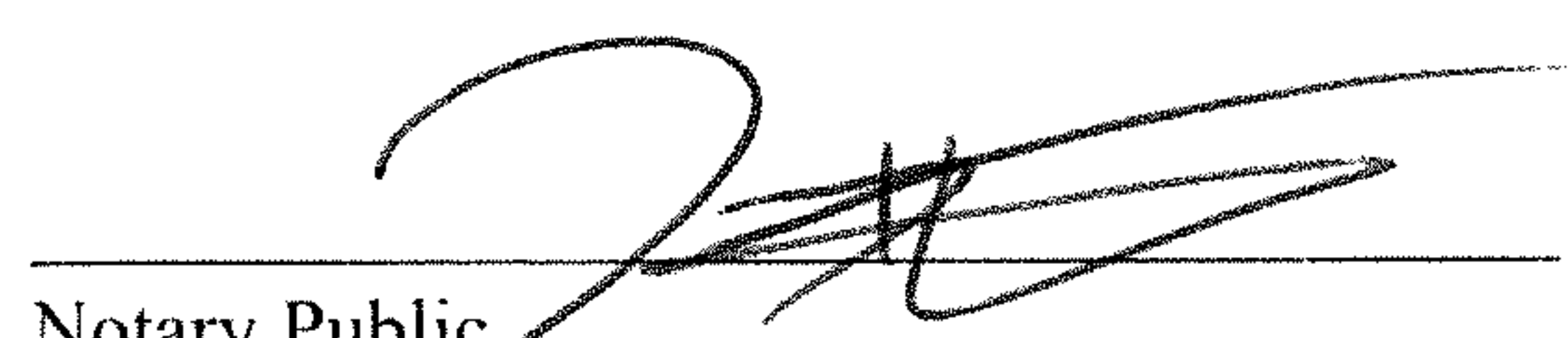
  
\_\_\_\_\_  
Mark Saffold

  
\_\_\_\_\_  
Maribel Saffold

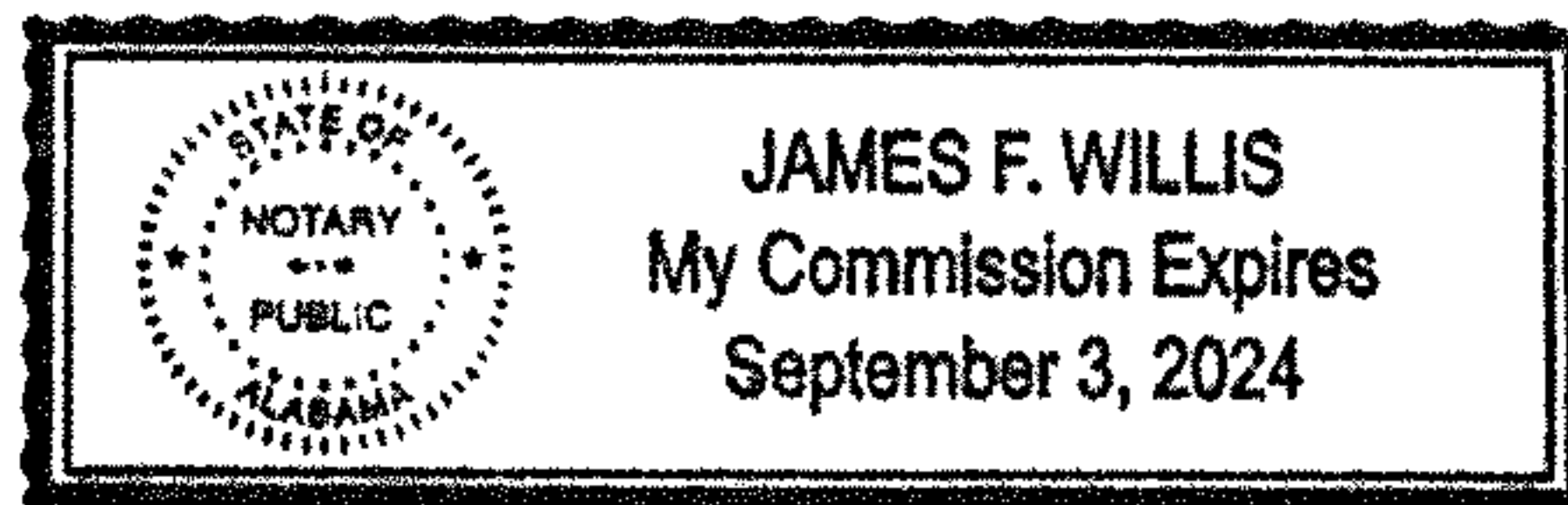
**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Mark Saffold and Maribel Saffold**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/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.

  
\_\_\_\_\_  
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 10:33:10 AM  
\$255.00 BRITTANI  
20240229000052970**

*Allie S. Bayl*