

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATN1079

SEND TAX NOTICE TO:

P.O. Box 606
Chelsea AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Thirty Thousand and 00/100 Dollars (\$30,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Marvin C. Dobbs and Kristi S. Dobbs, a married couple** whose mailing address is: 7460 Old Hwy 280 Jeter AL 35147 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Wildcat Construction, LLC** whose mailing address P.O. Box 606, Chelsea AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 111 Maple Leaf Trail, Wilsonville, AL 35186

Lot 12, according to the Survey of Maple Leaf Estates as recorded in Map Book 39, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.


Subject to restrictions, reservations, conditions, and easement of record

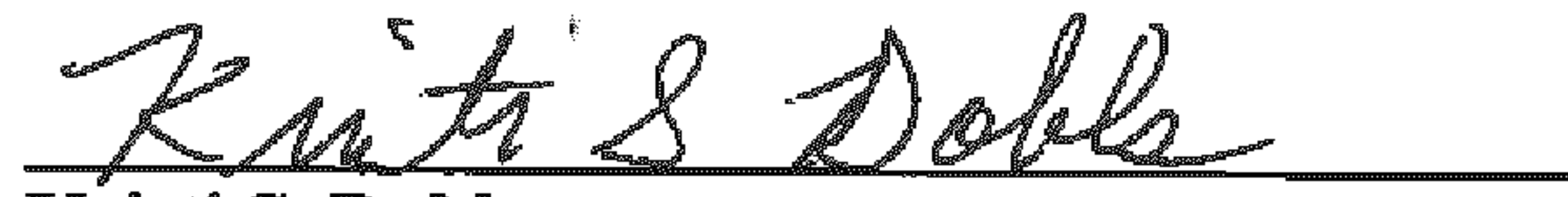
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

This does not constitute the homestead of the grantor or her spouse, if applicable

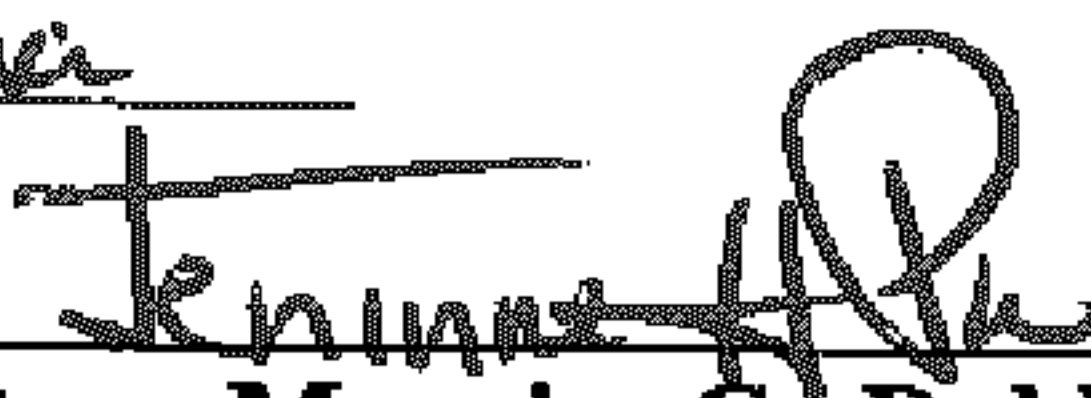
To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8 day of May, 2024


Marvin C. Dobbs


Kristi S. Dobbs

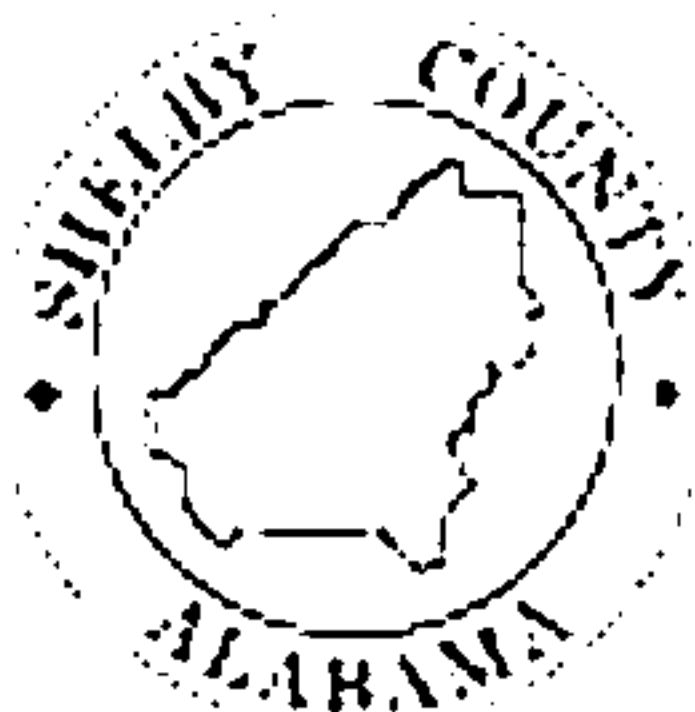
STATE OF Alabama Shelby County ss:

I, , a Notary Public in and for said county in said state, hereby certify that **Marvin C. Dobbs and Kristi S. Dobbs** name 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 this conveyance, she individually and she as Personal Representative executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of May, 2024

My Commission Expires: 8-28-24


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2024 09:38:47 AM
\$55.00 BRITTANI
20240509000135700

