

**SEND TAX NOTICE TO:**

Jeffrey Wade Tyler  
197 HUNTERS LANE  
VANDIVER AL 35176

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 HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert M. Ray, Jr. and Deborah G. Ray, a married couple**, whose address is , (hereinafter "Grantor", whether one or more), by **Jeffrey Wade Tyler, a single person**, whose address is, 197 Hunters Lane Vandiver AL 35176 , (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 **Jeffrey Wade Tyler**, the following described real estate situated in Shelby County, Alabama, **the address of which is 197 Hunters Lane, Vandiver, AL 35176 to-wit:**

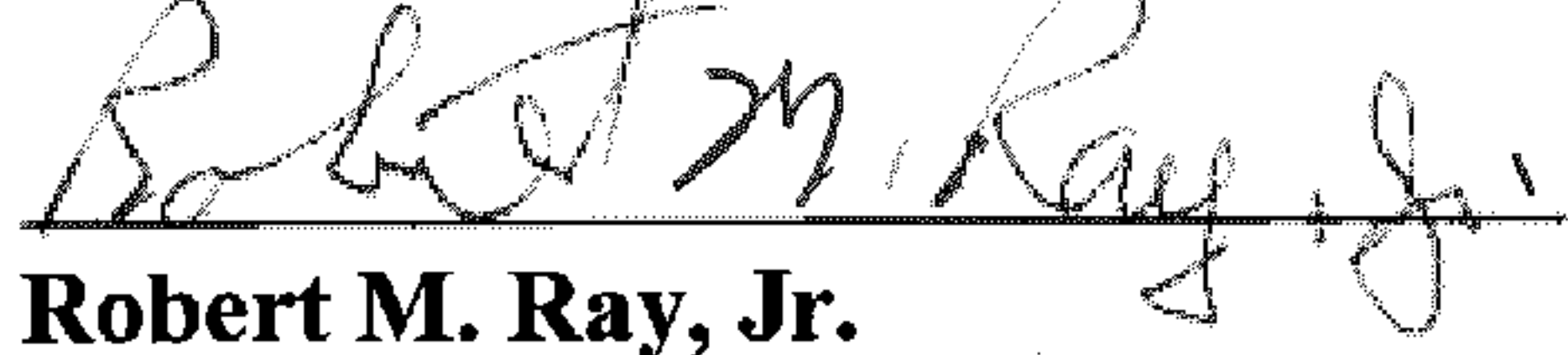
**A parcel of land in the SW 1/4 of the SE 1/4 of Section 6, Township 18 South, Range 2 East, being situated in Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of the SW 1/4 of the SE 1/4 of Section 6, Township 18 South, Range 2 East; thence run southerly along the west line of said 1/4-1/4 section for a distance of 262.83 feet to the point of beginning of the property described herein; thence continue southerly along the west line of said 1/4-1/4 section for a distance of 525.65 feet ; thence 89 degrees, 55 minutes left and run easterly for a distance of 440.0 feet; thence 121 degrees, 00 minutes left and run northwesterly for a distance of 188.0 feet; thence 18 degrees, 00 minutes left and run northwesterly for a distance of 290.0 feet; thence 26 degrees, 48 minutes, 36 seconds right and run northwesterly for a distance of 208.96 feet; thence 90 degrees, 26 minutes, 32 seconds left and run southwesterly for a distance of 50.0 feet to the point of beginning.**

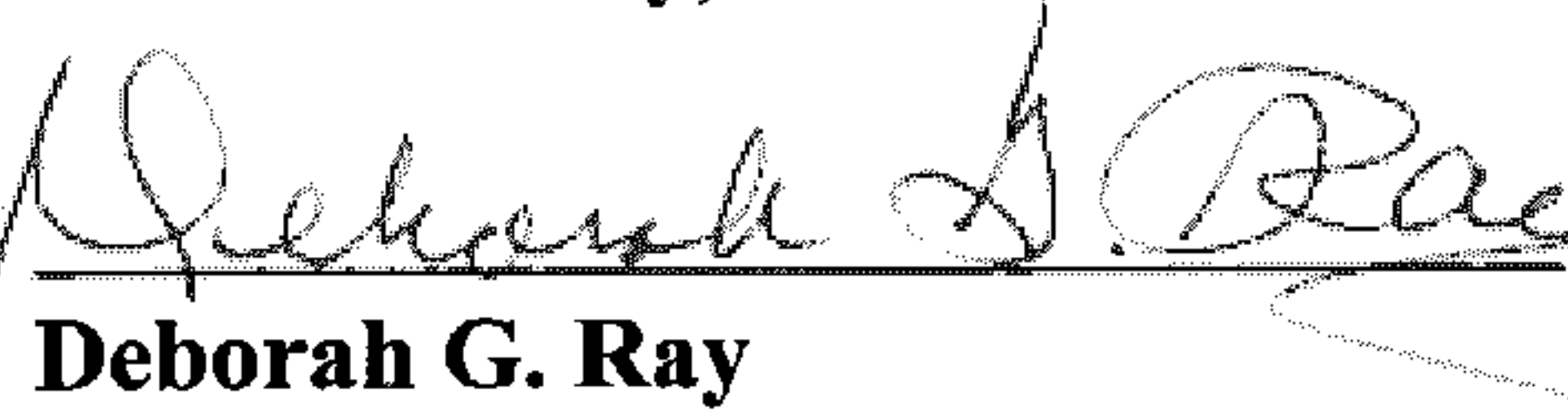
**This property includes a 1994 RIVER OAKS POENIX manufactured home comprised of 2 sections with the following serial numbers CHBM189488008217A/B. This will be taxed and assessed as real property.**

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, 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 23rd day of February, 2024.

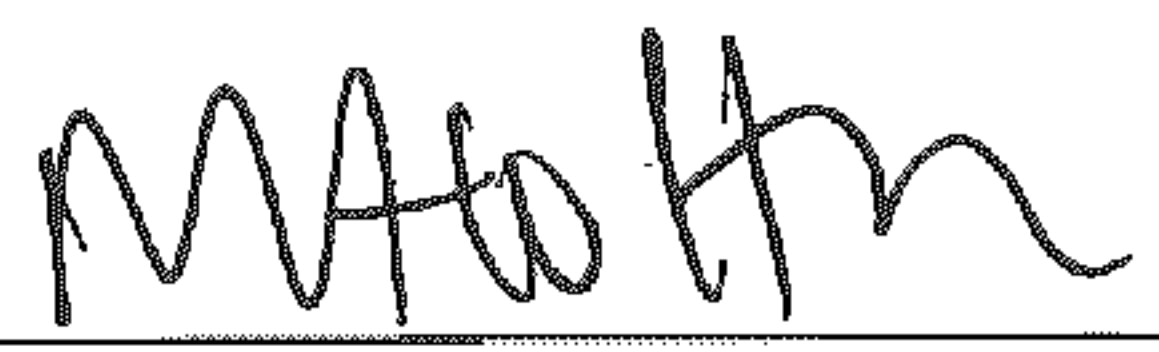
  
Robert M. Ray, Jr.

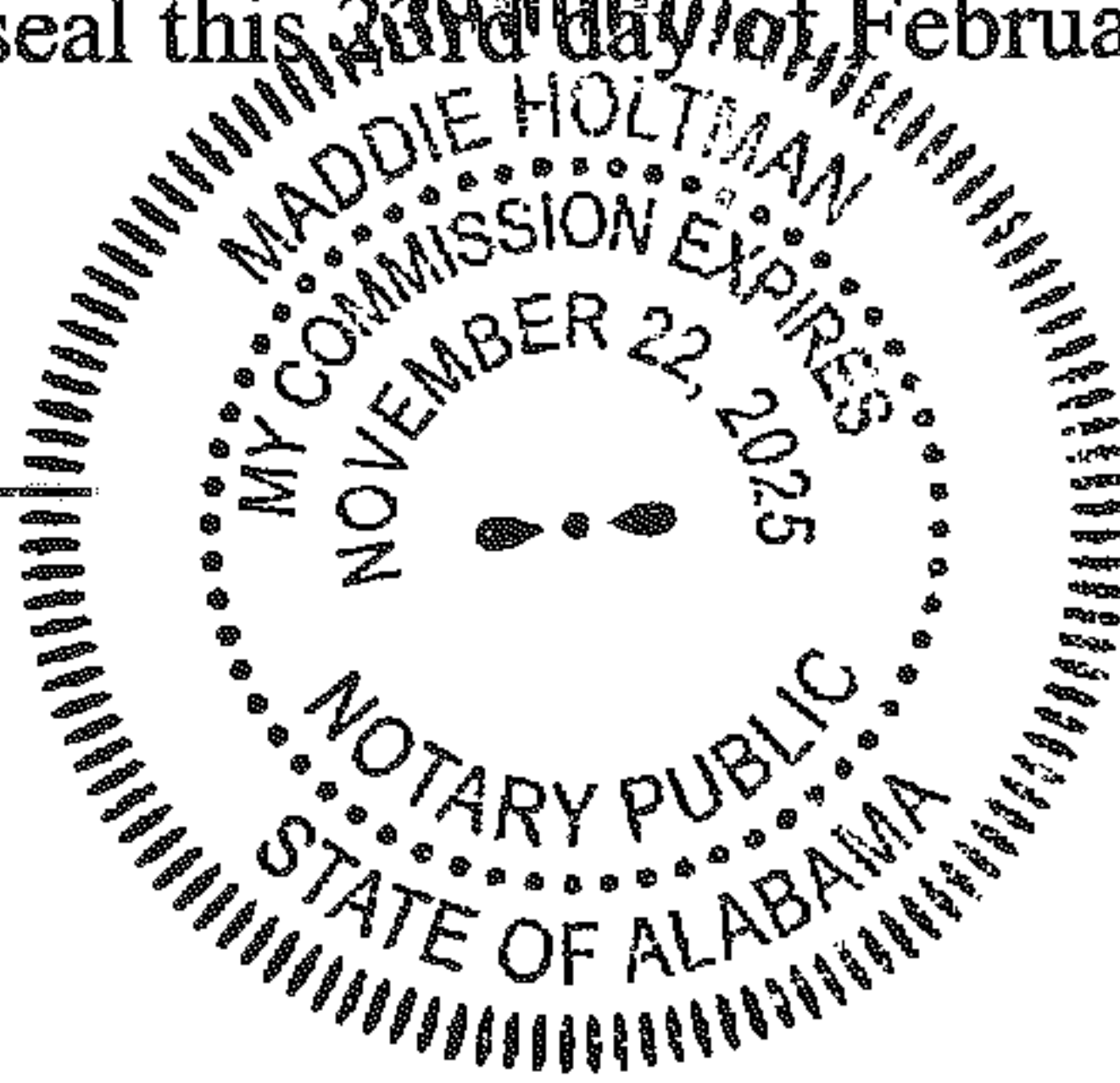
  
Deborah G. Ray

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert M. Ray, Jr. and Deborah G. Ray 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 February, 2024.

  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/05/2024 02:02:41 PM  
\$205.00 BRITTANI  
20240705000203600

