

Send Tax Notice to:  
Penny Aultman and Thomas Allen  
311 Shelby Forest Drive  
Chelsea, AL 35043

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-25-225**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 (\$288,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Austin Lee Vick, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

54 Windsong Lane, Columbiana, AL 35051

by **Penny Aultman and Thomas Allen (herein referred to as "Grantee," whether one or more)**, whose mailing address is

PO BOX 844, Lincoln, AL 35096

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **311 Shelby Forest Drive, Chelsea, AL 35043**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$138,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31st day of January, 2025.

Austin Lee Vick

Austin Lee Vick

Millie Vick

Millie Vick

STATE OF ALABAMA  
COUNTY OF JEFFERSON

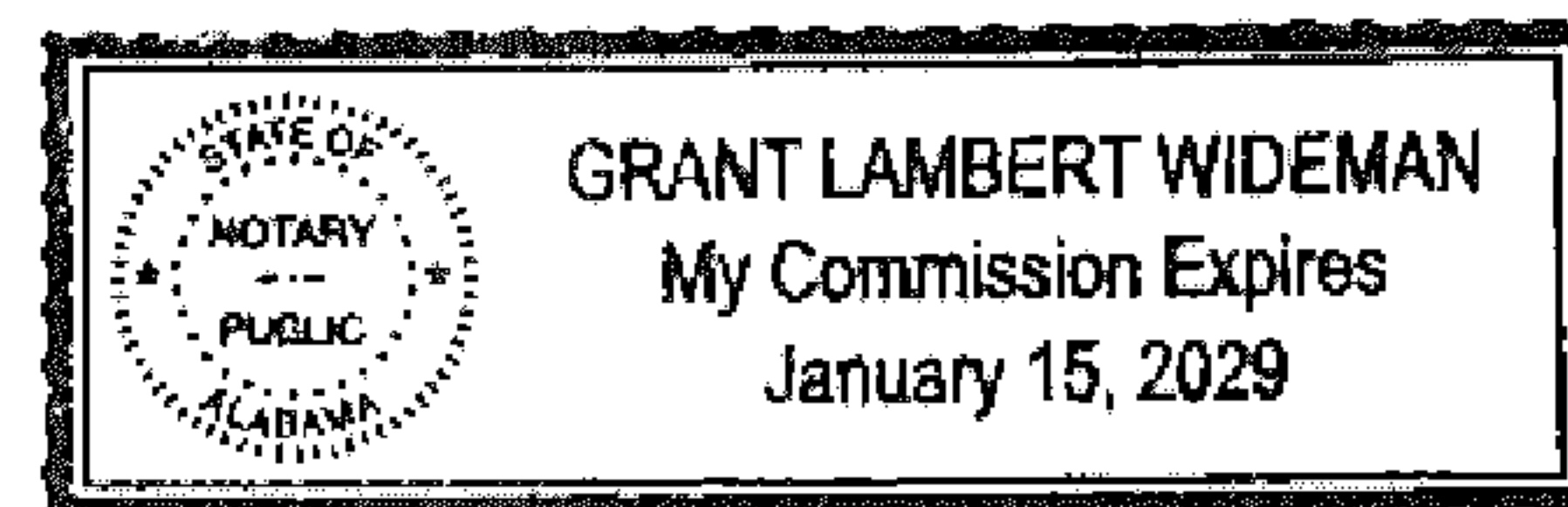
I, the undersigned Notary Public in and for said County and State, hereby certify that Austin Lee Vick and Millie Vick whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.

Grant Lambert Wideman

Notary Public

My Commission Expires: 1/15/2029



**EXHIBIT A**

Property 1:

Lot 23, according to the Survey of a subdivision for Single Family Residences, Shelby Forest Estates, 1st Sector, Phase II, as recorded in Map Book 24, Page 81, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/04/2025 01:06:12 PM**  
**\$178.00 PAYGE**  
**20250204000034220**

*Allen S. Bayl*