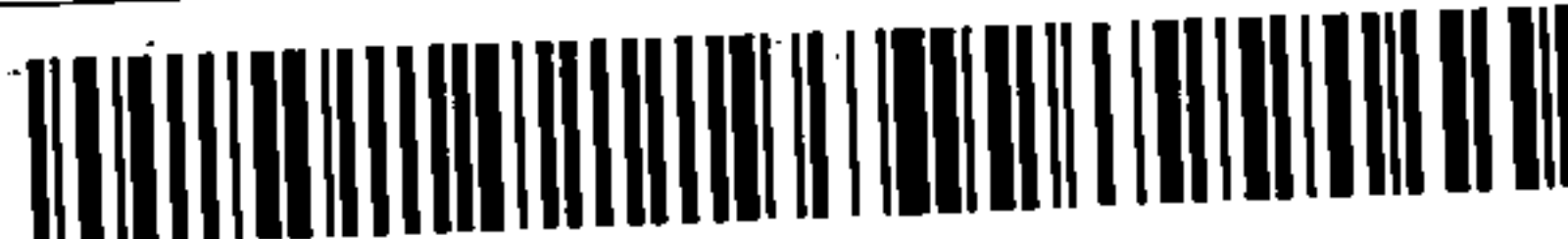


This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Austin Hutchens Juliet Hutchens 167 Creekwater Street Helena, AL 35080
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20250221000051360 1/5 \$234.00  
Shelby Cnty Judge of Probate, AL  
02/21/2025 11:05:44 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Six Hundred Seventy Five Thousand and No/100 Dollars (\$675,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John Robert Daly and Tammy Opiela Daly, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Austin Hutchens and Juliet Hutchens**, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Legal Description attached hereto and made a part hereof as Exhibit "A"

**Subject To:**

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.  
Existing covenants and restrictions, easements, building lines and limitations of record.

\$475,000.00 of the consideration was paid from the proceeds of a mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons, except as hereinabove provided.

Shelby County, AL 02/21/2025  
State of Alabama  
Deed Tax: \$200.00



20250221000051360 2/5 \$234.00  
Shelby Cnty Judge of Probate, AL  
02/21/2025 11:05:44 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have through their duly authorized attorney-in-fact hereunto set their hands and seals this the \_\_\_\_\_ day of February, 2025.

X John Robert Daly  
John Robert Daly

By: Morreale Real Estate Services, Inc. as Attorney-in-Fact  
By Morreale Real Estate Services, Inc., as Attorney-in-Fact,

By: [Signature]  
Cory Wilhelmi, as Authorized Agent

X Tammy Opiela Daly  
Tammy Opiela Daly

By: Morreale Real Estate Services, Inc. as Attorney-in-Fact  
By Morreale Real Estate Services, Inc., as Attorney-in-Fact

By: [Signature]  
Cory Wilhelmi, as Authorized Agent

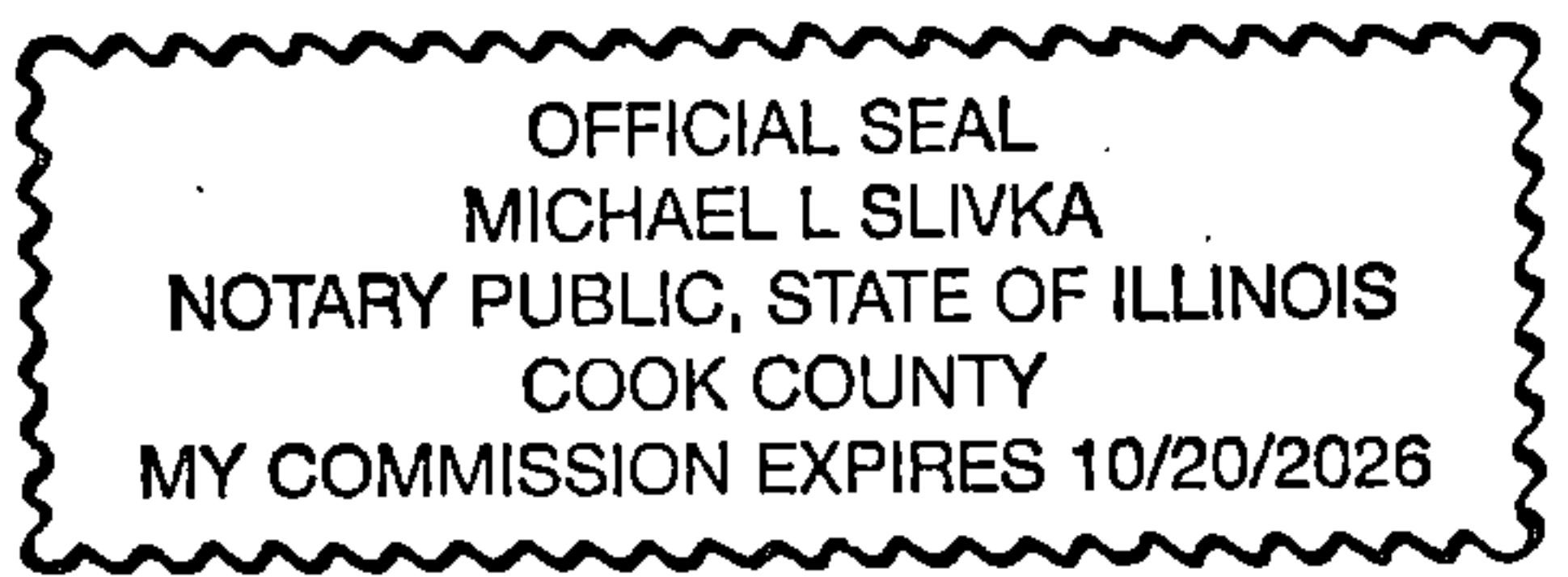
STATE OF ILLINOIS )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cory Wilhelmi, whose name as Authorized agent of Morreale Real Estate Services, Inc., an Illinois corporation, acting in its capacity as Attorney-in-Fact for John Robert Daly, a married man, under that certain Irrevocable and Limited Power of Attorney recorded in Instrument No. 20250221000051360, in the Probate Office of Shelby County, Alabama, is 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 Instrument, he in his capacity as such authorized agent and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Attorney-in-Fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7 day of February 2025.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 10/20/2026

(must affix seal)





STATE OF ILLINOIS )  
COUNTY OF DuPage )



20250221000051360 3/5 \$234.00  
Shelby Cnty Judge of Probate, AL  
02/21/2025 11:05:44 AM FILED/CERT

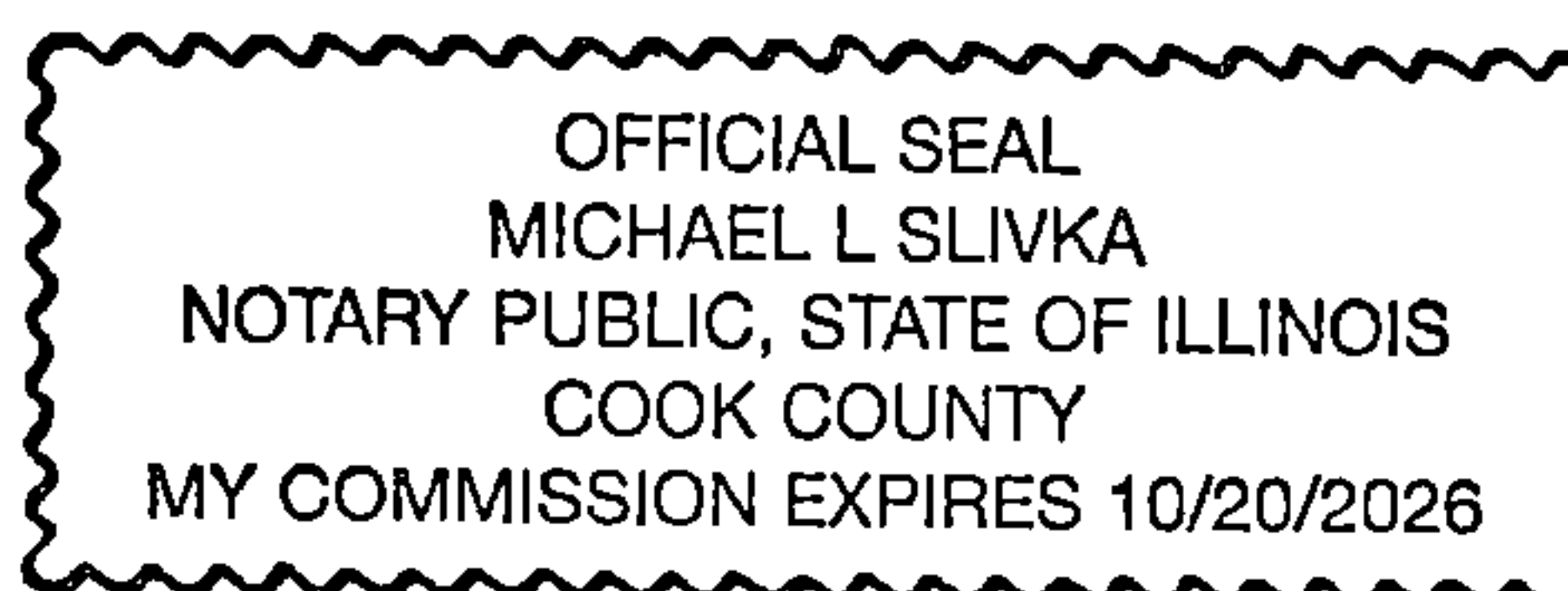
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cory Wilhelmi, whose name as Authorized agent of Morreale Real Estate Services, Inc., an Illinois corporation, acting in its capacity as Attorney-in-Fact for Tammy Opiela Daly, a married woman, under that certain Irrevocable and Limited Power of Attorney recorded in Instrument No. 20250221000051350, in the Probate Office of Shelby County, Alabama, is 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 Instrument, he in his capacity as such authorized agent and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Attorney-in-Fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7 day of February 2025.

NOTARY PUBLIC

My Commission Expires: 10/20/2026

(must affix seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION**



20250221000051360 4/5 \$234.00  
Shelby Cnty Judge of Probate, AL  
02/21/2025 11:05:44 AM FILED/CERT

Lot 344, according to the Survey of Creekwater Phase 111A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John Robert Daly  
Tammy Opiela Daly  
Mailing Address 16346 Airport Circle  
Aurora, CO 80011

Grantee's Name Austin Hutchens and  
Juliet Hutchens  
Mailing Address 167 Creekwater St  
Helena, AL 35080

Property Address 167 Creekwater St  
Helena, AL 35080

Date of Sale February 14, 2025

20250221000051360 5/5 \$234.00  
Shelby Cnty Judge of Probate, AL  
02/21/2025 11:05:44 AM FILED/CERT

Total Purchase Price \$ 675,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print Clayton T. Sweeney, Agent

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one