

Send Tax Notice to:  
Briley Adams  
138 Quail Run Circle  
Wilsonville, AL 35186

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-25-216

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)** 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 Dunn and Breanna Talin Dunn, formerly known as Breanna Talin Rodgers, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

125 Ivy Way, Columbiana, AL 35051

by **Briley Adams (herein referred to as "Grantee")**, whose mailing address is

138 Quail Run Circle, Wilsonville, AL 35186

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **138 Quail Run Cir., Wilsonville, AL 35186**, 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.

**\$176,739.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**\$7,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**The property herein is being conveyed with a 2022 Manufactured Home comprising of 2 sections: So. Energy, Model No. 42TRU28563RH22S and Serial No. SA4083384ALA and SA4083384ALB.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 14 day of February, 2025.



Austin Dunn

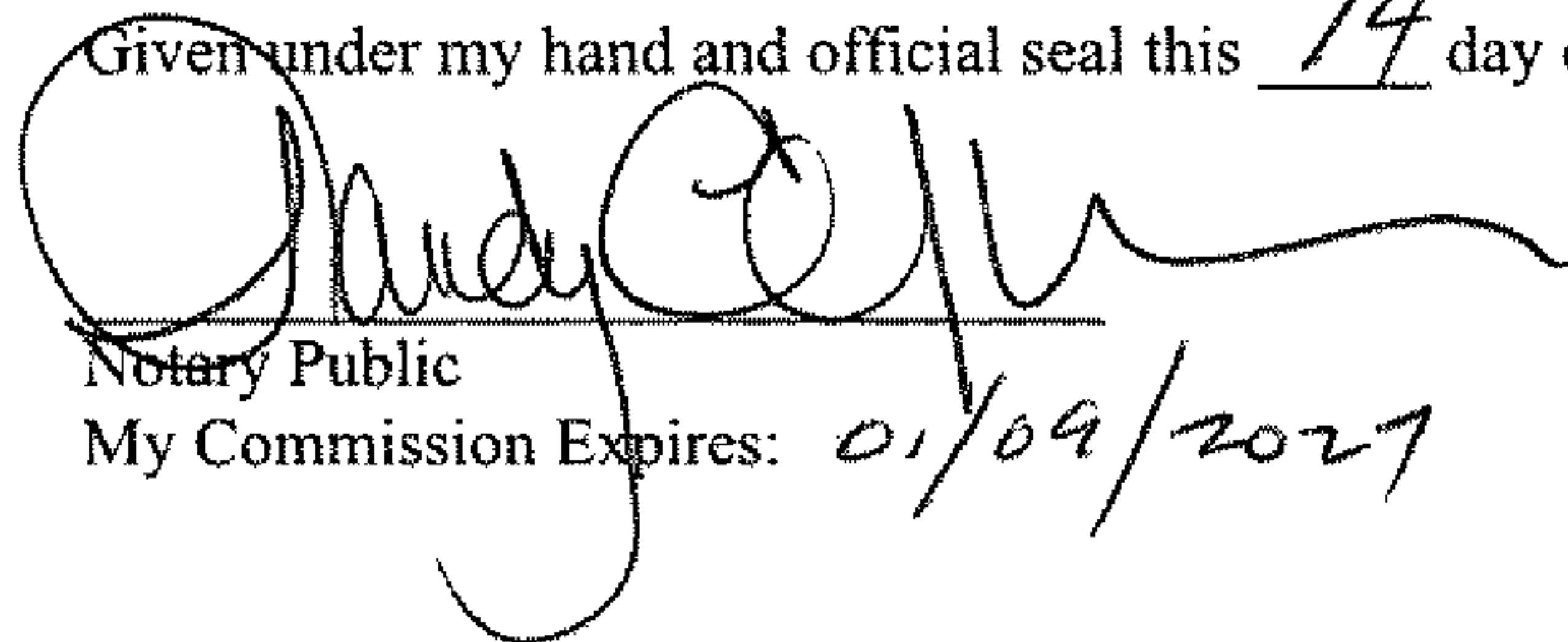


Breanna Talin Dunn

STATE OF ALABAMA  
COUNTY OF SHELBY

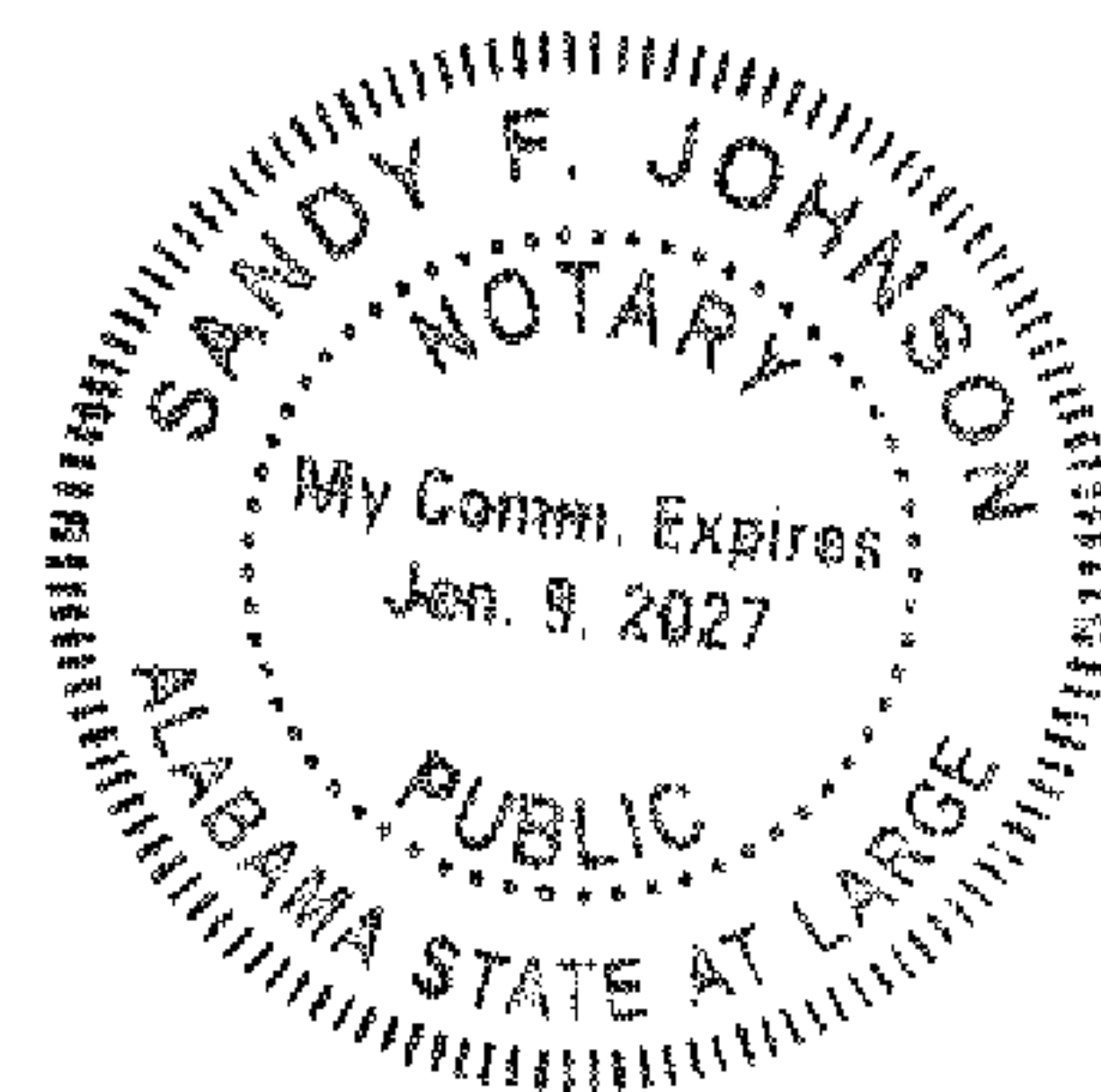
I, the undersigned Notary Public in and for said County and State, hereby certify that Austin Dunn and Breanna Talin Dunn whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed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

Given under my hand and official seal this 14 day of February, 2025.



Notary Public

My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

Lot 8, according to the Survey of Quail Estates, as recorded in Map Book 26, Page 73, 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**  
**02/21/2025 12:13:00 PM**  
**\$30.00 JOANN**  
**20250221000052050**

General Warranty Deed - JTROS (AL)

*Allen S. Bayl*