



20250312000074720 1/2 \$256.50
Shelby Cnty Judge of Probate, AL
03/12/2025 02:35:26 PM FILED/CERT

SEND TAX NOTICE TO:

Harold J. Wilkes
Cynthia B. Wilkes
253 Rossburg Drive
Calera, AL 35040

This instrument prepared by:

M. Jonathan Glover, Jr.
Ferguson & Glover, LLC
8860 Somerset N Blvd
Morris, Alabama 35116

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN AND 00/100 (\$10.00)**, in hand paid to the undersigned, **Harold J. Wilkes and Cynthia B. Wilkes, husband and wife**, whose address is 253 Rossburg Drive Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Jeffrey S. Wilkes**, whose address is 261 Rossburg Drive Calera AL. 35040 (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 S. Wilkes**, the following described real estate situated in Shelby County, Alabama, **the address of which is 253 Rossburg Drive, Calera, AL 35040 to-wit:**

LOT 29, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

MFV = \$231,500

Shelby County, AL 03/12/2025
State of Alabama
Deed Tax: \$231.50



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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 12 day of March, 2025.

Harold J. Wilkes
Harold J. Wilkes

Cynthia B. Wilkes
Cynthia B. Wilkes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Harold J. Wilkes and Cynthia B. Wilkes whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of March, 2025.

Leanne D. Pate
Notary Public
My Commission Expires: 10/20/25

