

THIS INSTRUMENT PREPARED BY:  
Morgan Means  
Hero Title Company  
610 Preserve Parkway, Ste. 10  
Hoover, AL 35226

SEND TAX NOTICE TO:  
Hannah Butler  
2018 Vestavia Park Lane, 2018 B  
Vestavia Hills, AL 35216

State of Alabama

**GENERAL WARRANTY DEED**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$240,000.00)**, and other good and valuable consideration in hand paid to Jessica Wilson Wilder (f/k/a Jessica Wilson Lockhart) and Clay Wilder, wife and husband (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, by the Hannah Butler (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**Property** **1:**  
**The following described real estate situated in Shelby County, State of Alabama, to wit:**

**Lot 6, according to the revised Survey of The Meadows, Plat 2, as recorded in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama.**

Property Address: **168 Jasmine Drive, Alabaster, AL 35007**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

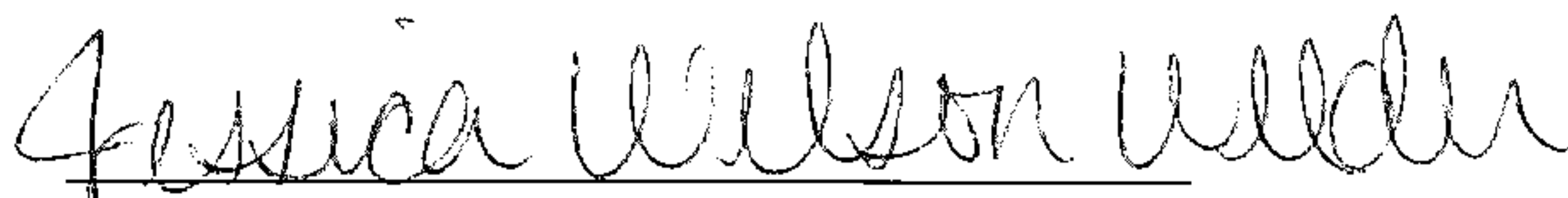
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

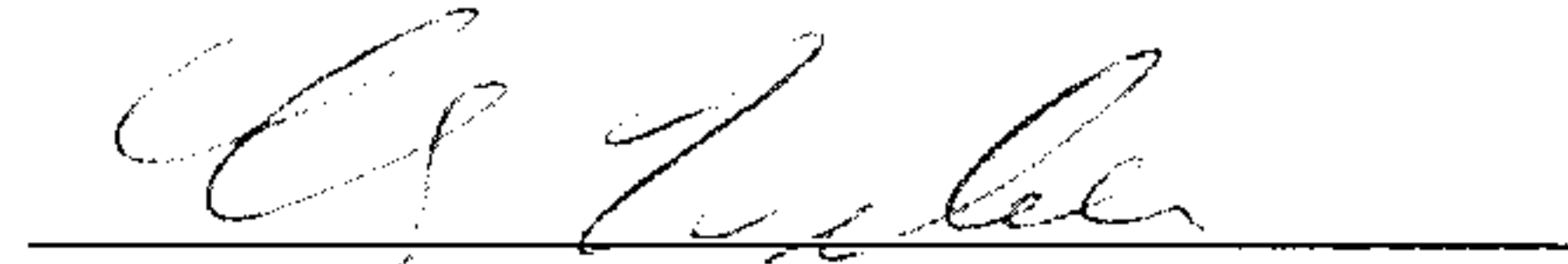
**\$235,653.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the **12th day of March, 2025**

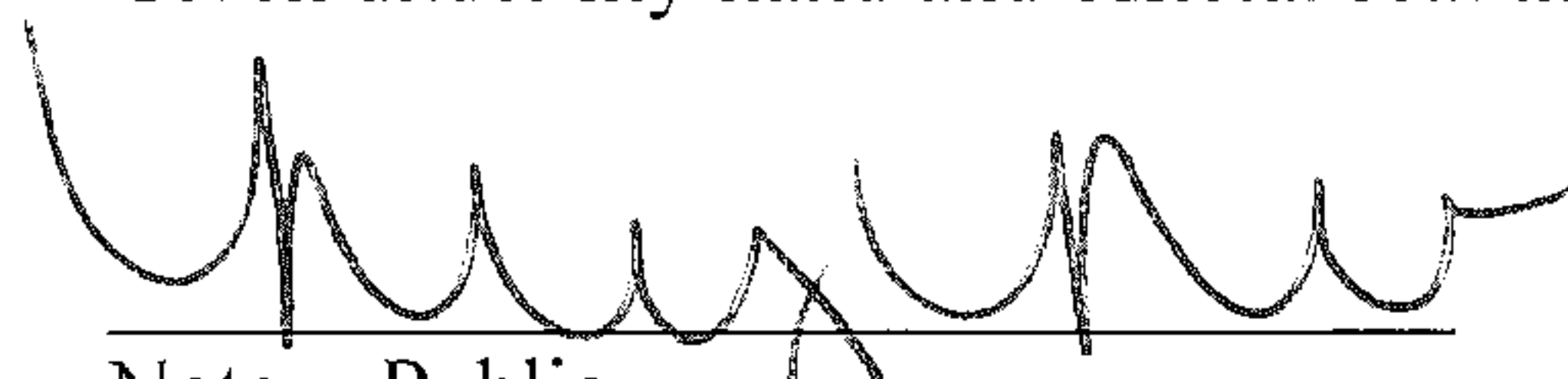
  
 Jessica Wilson Wilder

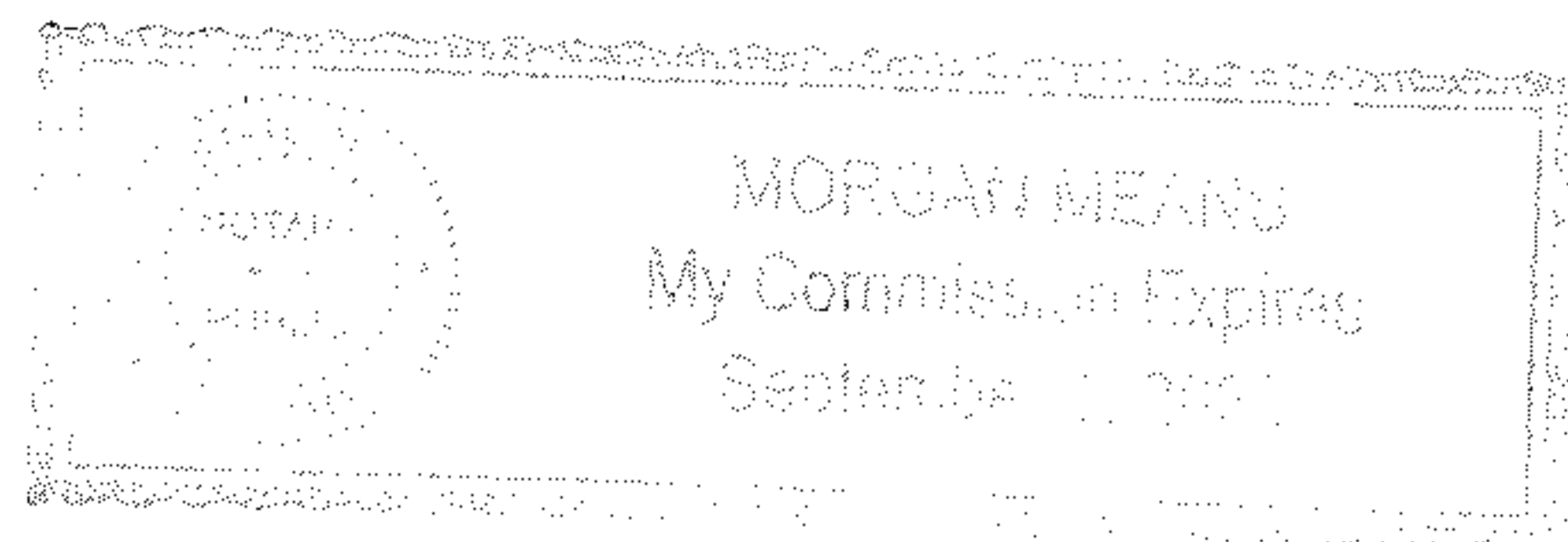
  
 Clay Wilder

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica Wilson Wilder and Clay Wilder 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 12th day of March, 2025.

  
 Notary Public  
 My Commission Expires: 9/11/26



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Jessica Wilson Wilder and Clay WilderMailing Address 10330 Mudd StreetOhatchee, AL 36271Grantee's Name Hannah ButlerMailing Address 2018 Vestavia Park Lane, 2018 BVestavia Hills, AL 35216Property Address 168 Jasmine DriveAlabaster, AL 35007Date of Sale 3/12/25Total Purchase Price \$240,000.00

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☐ Appraisal☐ Sales Contract☐ Other \_\_\_\_\_☒ Closing Statement

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 3/11/25

Print

Morgan Means☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****03/14/2025 12:50:33 PM****\$33.50 PAYGE****20250314000077480****Form RT-1**Alex S. Bayl