

SEND TAX NOTICE TO:  
John Wilder

3060 Bowron Rd.  
Helena, AL 35080

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

### KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **ONE HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$154,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Omaha Property Manager, LLC, a Delaware Limited Liability Company**, whose address is 321 Research Pkwy, Ste. 300, Meriden, CT 06450 (hereinafter "Grantor", whether one or more), by **John Wilder**, whose address is 3060 Bowron Rd. Helena, AL 35080 (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 **John Wilder**, the following described real estate situated in Shelby County, Alabama, **the address of which is 9439 Brook Forest Circle, Helena, AL 35080 to-wit:**

**Lot 39A, according to the Survey of Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.**

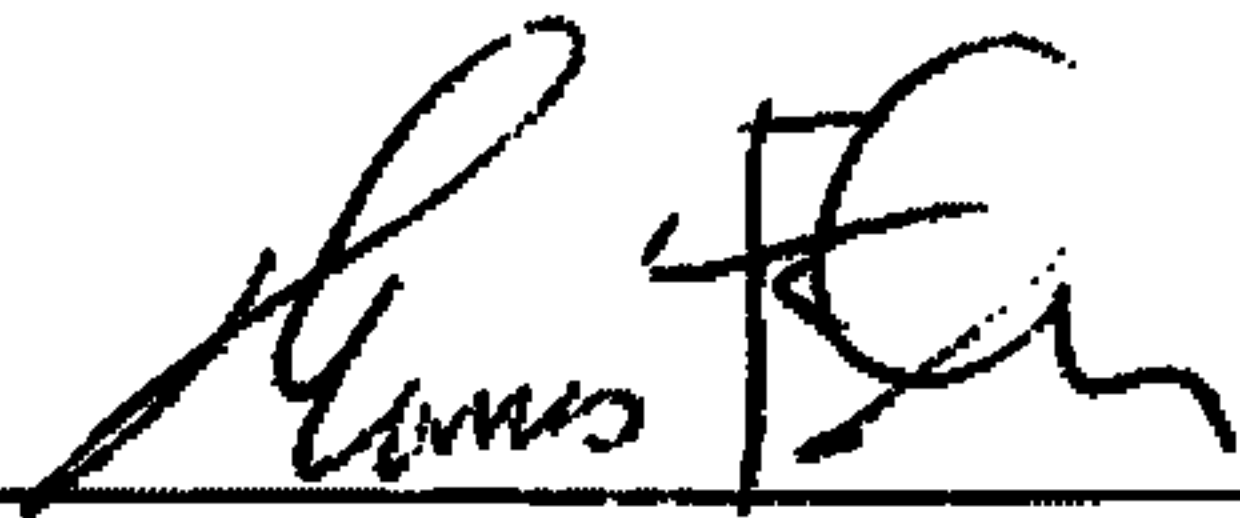
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**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 successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20<sup>th</sup> day of March, 2025.

**Omaha Property Manager, LLC, a Delaware Limited Liability Company**  
**By: Planet Home Lending, LLC, a Delaware Limited Liability Company**  
**Its: Attorney-In-Fact**

 (sign)

By: Thomas Fisher (print name)

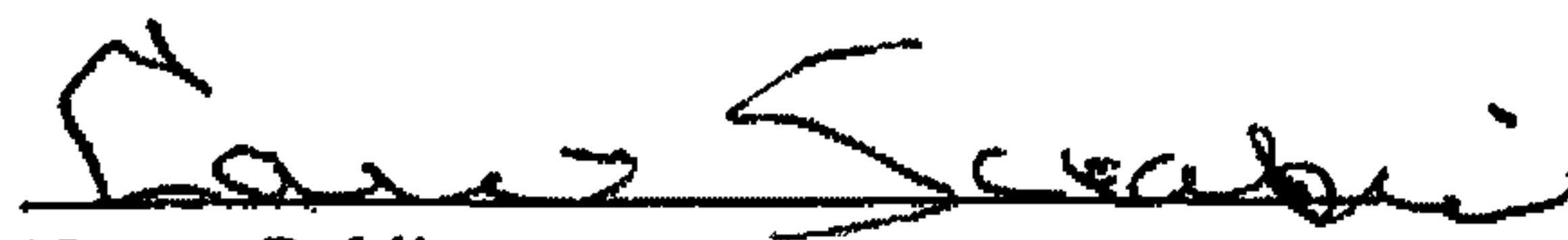
Its: Portfolio Manager (title)

STATE OF New York

COUNTY OF Orleans

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Thomas Fisher whose name as Portfolio Manager of Planet Home Lending, LLC, a Delaware Limited Liability Company, acting in its capacity as Attorney-In-Fact for Omaha Property Manager, LLC, a Delaware Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such Portfolio Manager, and with full authority, executed the same voluntarily for and as the authorized act of said Planet Home Lending, LLC, acting in its capacity as Attorney-In-Fact and with full authority for said Omaha Property Manager, LLC.

Given under my hand and seal this 20<sup>th</sup> day of March, 2025.



Notary Public

Print Name:

My Commission Expires: 8/6/2026

CARRIE SCIABICA  
Notary Public, State of New York  
No. 01SC4970224  
Qualified in Monroe County  
Commission Expires 08/06/2026

