

**SEND TAX NOTICE TO:**

Andrew S. Weed and Lorian J. Nelson  
7718 Wyndham Circle  
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 **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Thomas Hill and Sherry Lynn Hill, husband and wife**, whose address is 250 Pamela Drive Calera AL. 35040 (hereinafter "Grantor", whether one or more), by **Andrew S. Weed and Lorian J. Nelson**, whose address is 7718 Wyndham Circle 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 **Andrew S. Weed and Lorian J. Nelson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 7718 Wyndham Circle, Helena, AL 35080 to-wit:**

**Lot 36, according to the Survey of Amended Map of Wyndham Bedford Sector, as recorded in Map Book 23, Page 10, in the Office of the Judge of Probate 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 first mortgage in the amount of \$304,385.00 and a third-party second mortgage in the amount of \$10,000.00 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 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.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of March, 2025.

James Thomas Hill  
**James Thomas Hill**

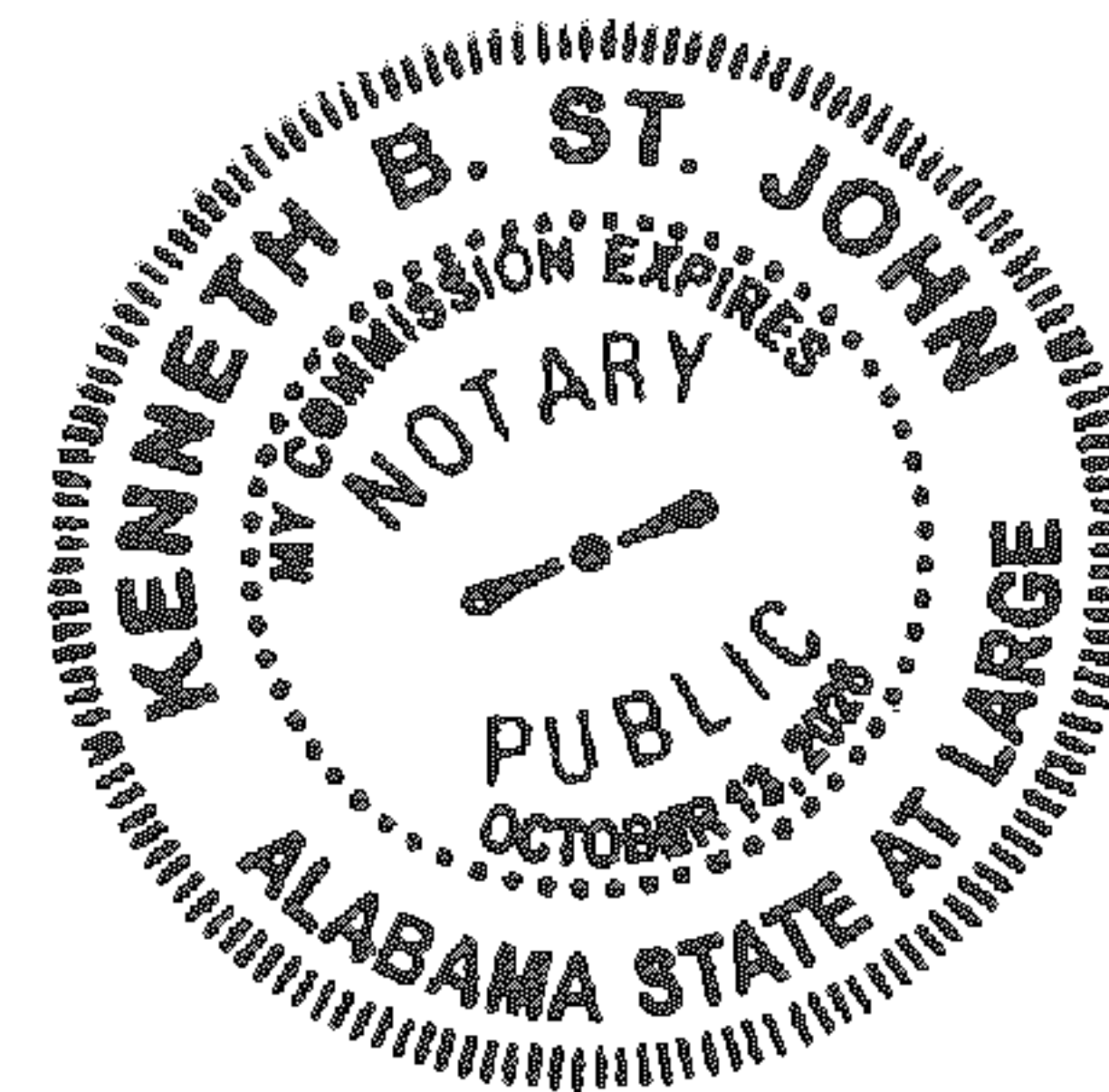
Sherry Lynn Hill  
**Sherry Lynn Hill**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that James Thomas Hill and Sherry Lynn Hill 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 28th day of March, 2025.

Kenneth B. St. John  
Notary Public: **Kenneth B. St. John**  
My Commission Expires: **10/13/2026**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/31/2025 10:50:59 AM  
\$26.00 JOANN  
20250331000094110

*Allie S. Bayl*