

Send Tax Notice to:  
John Vrana  
100 Quail Run Circle  
Wilsonville, AL 35186

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-3098**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)** 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 **CMH Homes Inc., a Tennessee Corporation (herein referred to as "Grantor," whether one or more),** whose mailing address is

2101 Holiday Inn Drive, Clanton, AL 35046

by **John Vrana (herein referred to as "Grantee"),** whose mailing address is

100 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 **100 Quail Run Circle, 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.

and \$8,000.00

**\$196,377.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

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 18th day of April, 2025.

CMH Homes Inc., a Tennessee Corporation

By: [Signature]  
Tim Slaney, Authorized Agent

State of Alabama  
County of Shelby

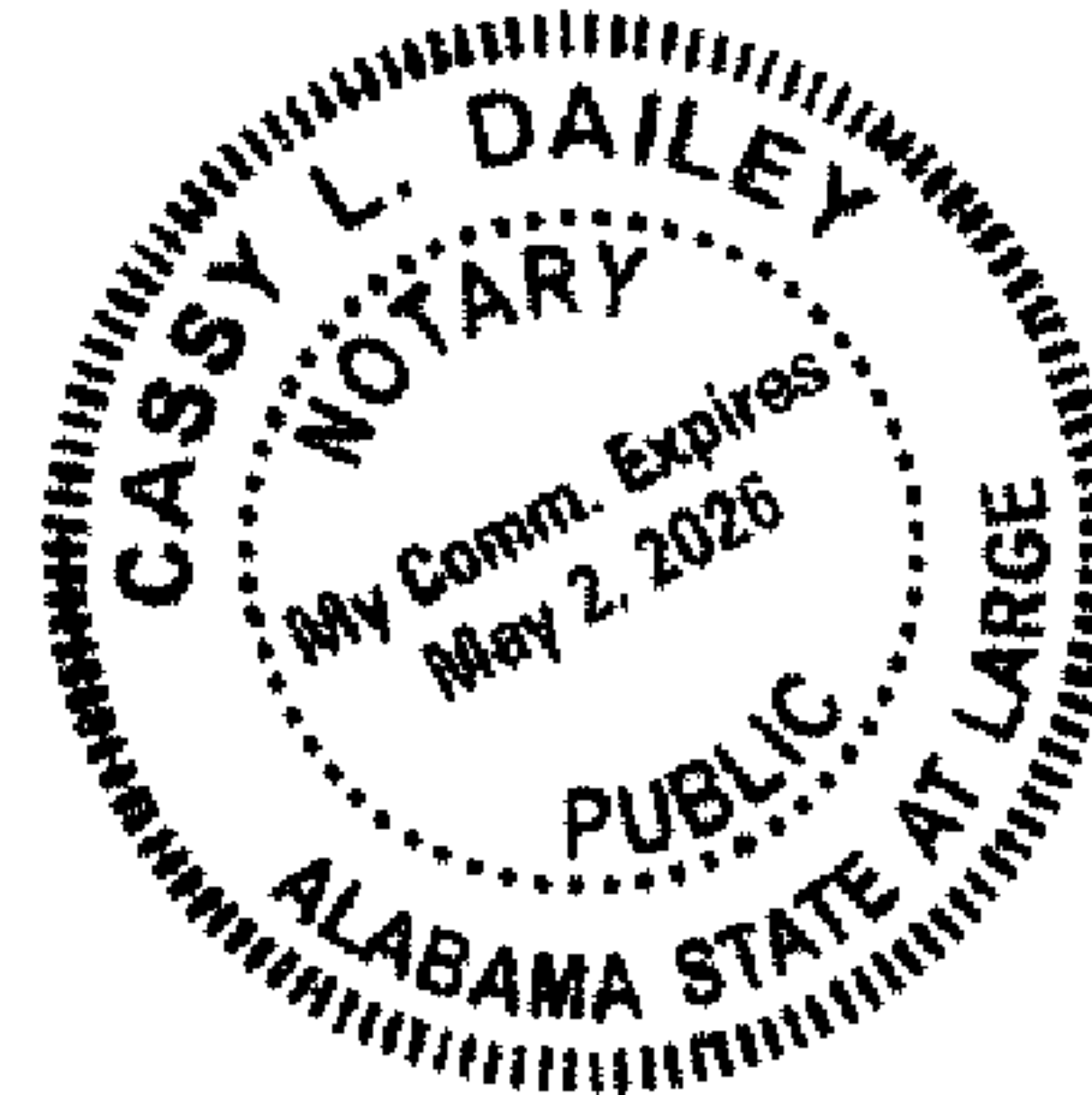
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tim Slaney, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **CMH Homes Inc.**, a/an **Tennessee** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **CMH Homes Inc.**, on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2025.

[Signature]  
Notary Public, State of Alabama  
Cassy L. Dailey

Printed Name

My Commission Expires: 5-2-26



**EXHIBIT A**

Property 1:

Lot 1, according to the survey of Quail Estates, as recorded in Map Book 26, Page 73, in the Probate Office of Shelby County, Alabama.

Also included and affixed to the land, a 2022 Clayton Manufactured Home, Model 43CEA28684AH22 and having VIN's SAD031504ALA and SAD031504ALB.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/23/2025 02:55:57 PM**  
**\$29.00 JOANN**  
**20250423000120990**

*Allen S. Bayl*