

Send Tax Notice to:
Zachary M. Villaran and Heather M.
Villaran
1004 Bethpage Lane
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-4223**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00) 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 **Karen Edge, an unmarried person, and Jean C. Taylor, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1115 Townhouse Road, Helena, AL 35080

by **Zachary M. Villaran and Heather M. Villaran (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1004 Bethpage Lane, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1004 Bethpage Lane, Calera, AL 35040**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$228,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 6 day of May, 2025

Jean C. Taylor by Jennifer H. Taylor Agent
 Jean C. Taylor by Jennifer H. Taylor, her Agent

Karen Edge
 Karen Edge

State of Alabama
 County of Shelby

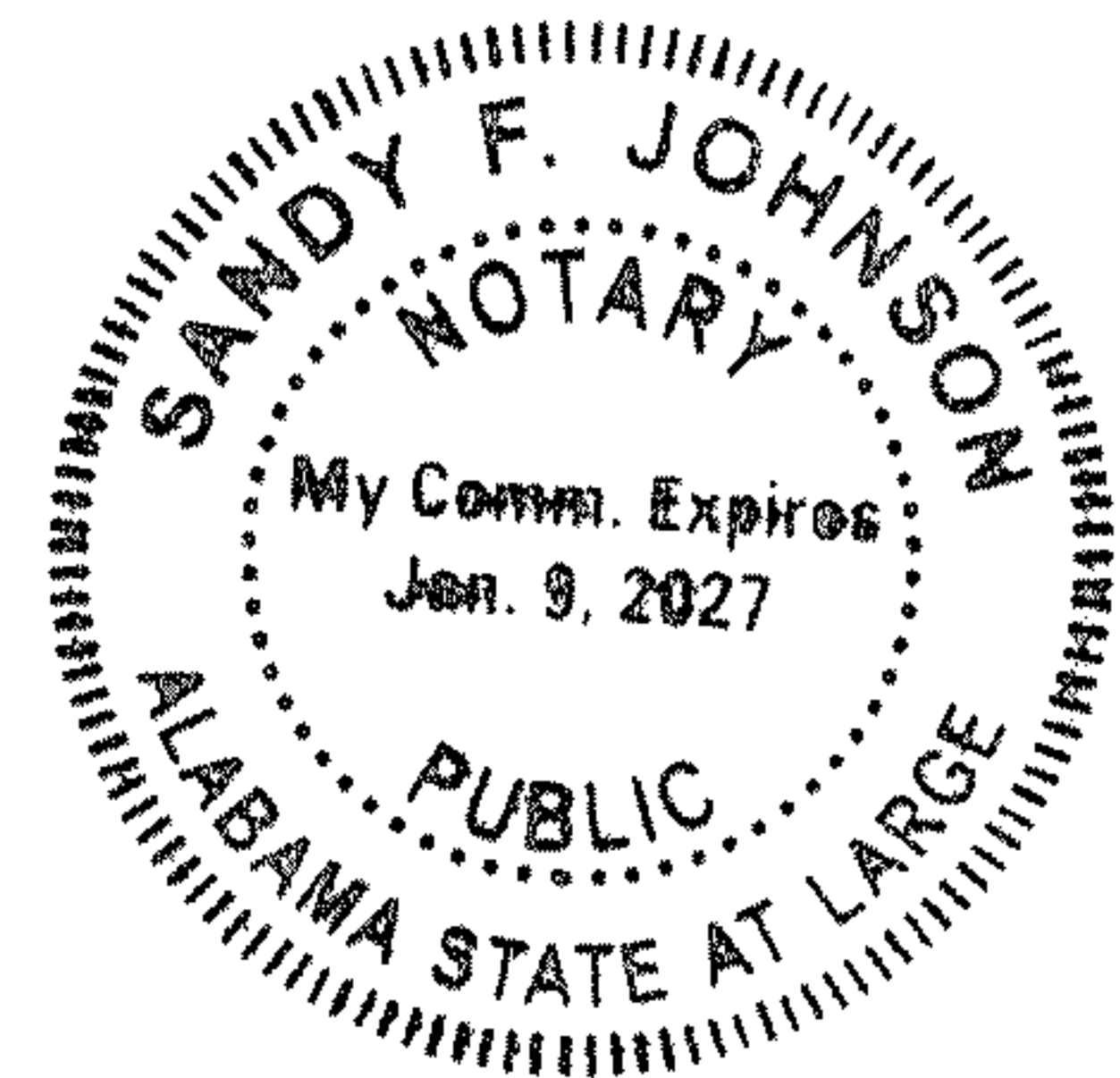
I, Sandy F. Johnson, a Notary Public, hereby certify that **Jennifer H. Taylor**, whose name(s) is signed acting as Agent, for **Jean C. Taylor**, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Agent, executed the same voluntarily for and as the act of said Principal, on the day the same bears date.

Given under my hand this 6 day of May, A. D. 2025

Sandy F. Johnson
 Notary Public

Sandy F. Johnson
 Printed Name

My Commission Expires: 01/09/2027



State of Alabama
 County of Shelby

I, Sandy F. Johnson, a Notary Public, hereby certify that **Karen Edge**, whose name 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 6 day of May, A. D. 2025

Sandy F. Johnson
 Notary Public

Sandy F. Johnson
 Printed Name

My Commission Expires: 01/09/2027

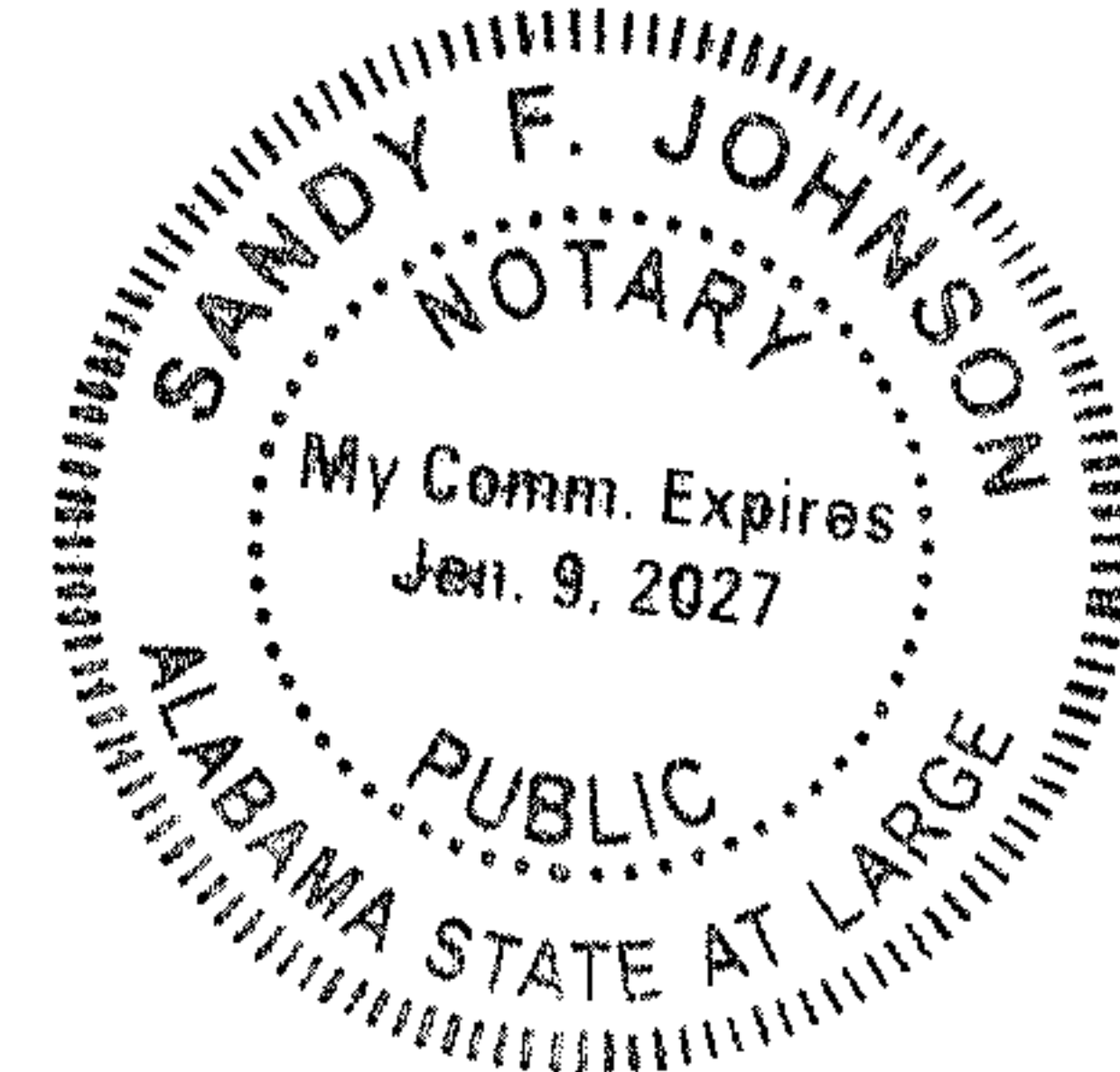


EXHIBIT A

Property 1:

Lot 297, according to the Survey of The Reserve at Timberline, Phase 3, as recorded in Map Book 38, page 53, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2025 01:29:35 PM
\$104.50 BRITTANI
20250508000139600

Allen S. Bayl