

THIS INSTRUMENT PREPARED BY:  
J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045

20250519000151410  
05/19/2025 10:48:07 AM  
DEEDS 1/2

WARRANTY DEED

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SEND TAX NOTICES TO:

501 Wynlake Trail  
Alabaster, AL 35007.

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

WHEREAS, in consideration of the sum of ONE HUNDRED THIRTY SIX THOUSAND AND 00/100 (136,000.00) and other valuable considerations to the undersigned GRANTOR(S), **MICAH CHRISTIAN BAKER, and KAILEY LAUREN CORNELIUS, aka KAILEY LAUREN BAKER**, husband and wife, in hand paid by the GRANTEE(S), **ESTATE OF GENEVIEVE S. GULLION by CHARLES GULLION, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF GENEVIEVE S. GULLION**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

**The South One-Half of Lots 14, 15, and 16, of Block 97, according to Stafford's Map of Town of Shelby Alabama, prepared in the year 1890, and recorded in the Probate Office of Shelby County, Alabama.**

**Prior Deed Reference: Instrument No. 20220913000355000.**

**Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.**


**NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.**

**TO HAVE AND TO HOLD** to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

**AND THE GRANTOR(S)**, do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

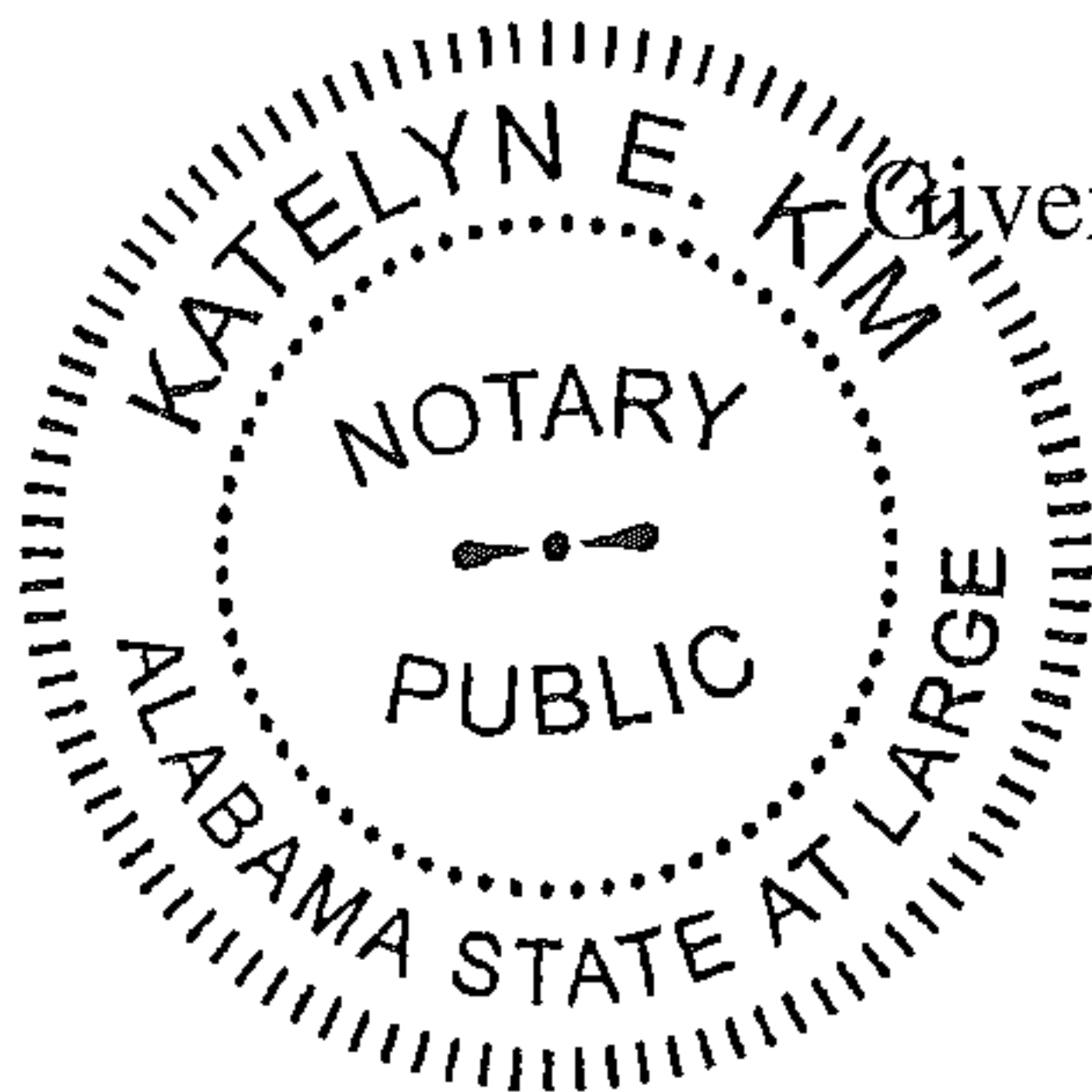
**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 24th day of April, 2025.

  
MICAH CHRISTIAN BAKER


  
KAILEY LAUREN CORNELIUS, aka KAILEY LAUREN BAKER

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **MICAH CHRISTIAN BAKER and KAILEY LAUREN CORNELIUS, aka KAILEY LAUREN BAKER** is(are) signed to the foregoing conveyance, and who is(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 24<sup>th</sup> day of April, 2025.

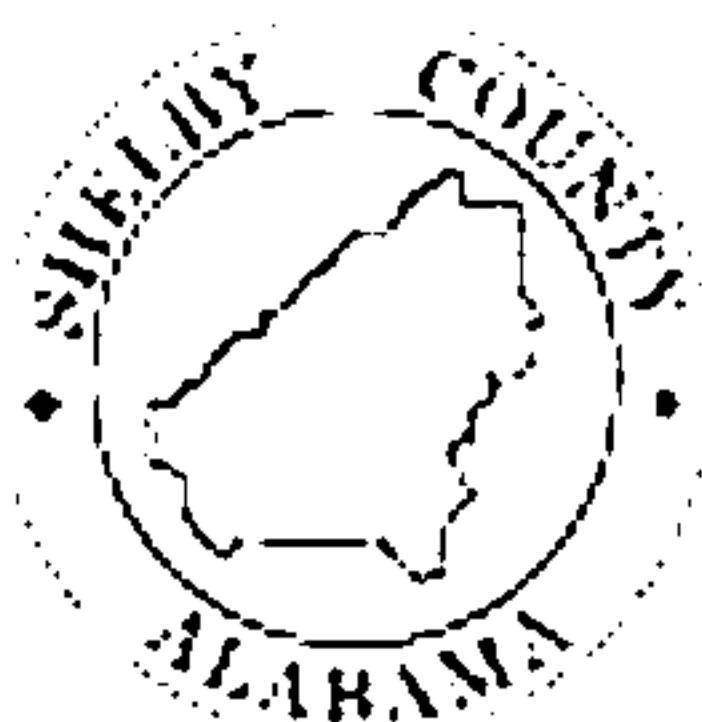
  
NOTARY PUBLIC  
My Commission Expires: 12/03/2025

**Address of Grantee:**  
501 Wunlake Trail  
Alabaster, AL 35007

**Address of Grantor:**  
1008 Grande View Pass  
Alabaster, AL 35114

**Property Address:**  
4522 Highway 47, Shelby,  
AL 35143

**Real Value: \$136,000.00**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/19/2025 10:48:07 AM**  
**\$162.00 JOANN**  
**20250519000151410**

