

**SEND TAX NOTICE TO:**

Brian Vincent Molina and Jessica Elaine Molina  
1911 Seattle Slew Drive  
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 SIXTY THOUSAND AND 00/100 (\$360,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daniel Stewart and Brittany Nicole Stewart, a married couple**, whose address is 38025 Mississippi 28, Georgetown, MS 39078, (hereinafter "Grantor", whether one or more), by **Brian Vincent Molina and Jessica Elaine Molina, a married couple**, whose address is 1911 Seattle Slew Drive, 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, **Brian Vincent Molina and Jessica Elaine Molina, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1911 Seattle Slew Drive, Helena, AL 35080**, to-wit:

**Lot 20, according to the Map and Survey of Dearing Downs, 11th Addition, recorded in Map Book 15 Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.**

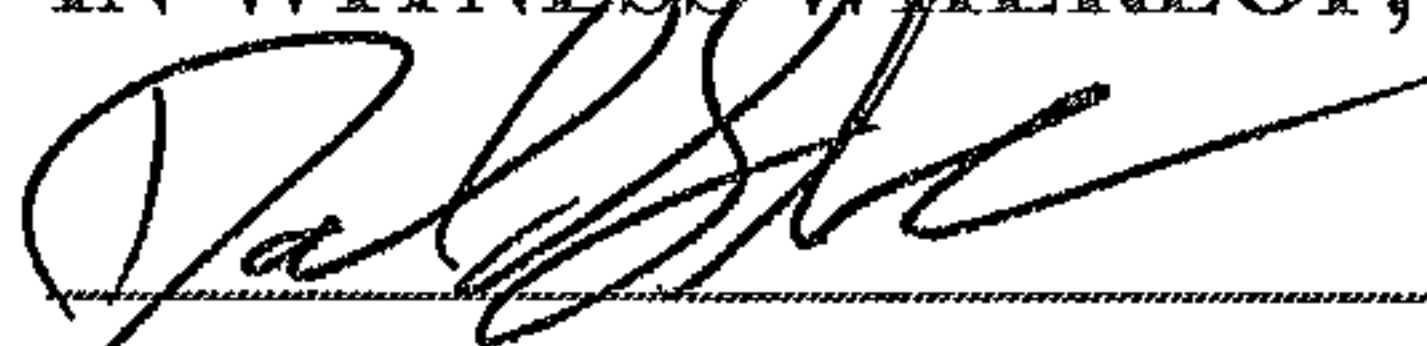
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$306,000.00 executed and recorded simultaneously herewith.

**Brian Vincent Molina is one and the same as Brian Molina. Jessica Elaine Molina is one and the same as Jessica Molina.**

**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 13th day of June, 2025.

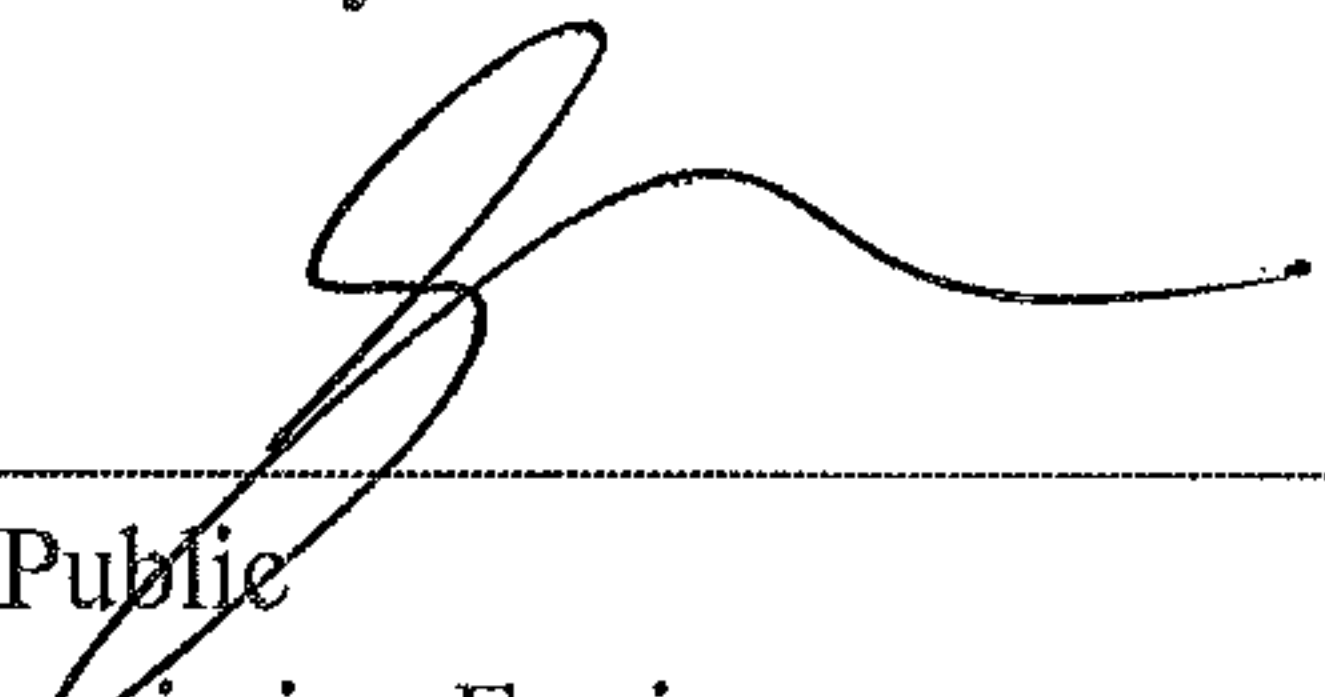
  
Daniel Stewart

  
Brittany Nicole Stewart

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel Stewart and Brittany Nicole Stewart whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2025.

  
Notary Public  
My Commission Expires:

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/17/2025 02:41:09 PM  
\$81.00 JOANN  
20250617000185400

