

SEND TAX NOTICE TO:
Chloe Tyler Stacks and Austin Webb Stacks
5242 Roy 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 **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$195,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Wanda Owen Davis, an unmarried person**, whose address is 422 Poplar Ridge Drive, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Chloe Tyler Stacks and Austin Webb Stacks, a married couple**, whose address is 5242 Roy 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, **Chloe Tyler Stacks and Austin Webb Stacks, 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 **5242 Roy Drive, Helena, AL 35080**, to-wit:

Part of the Northeast 1/4 of the Southwest 1/4, Section 22, Township 20 South, Range 3 West, described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Southwest 1/4 of said Section 22 and run South along West line of said 1/4-1/4 section a distance of 115.40 feet; thence turn angle of 70°00' to the left and run a distance of 19.0 feet to Point of Beginning; thence continue in same direction a distance of 80.60 feet; thence turn an angle of 3°10' to the left and run a distance of 166.70 feet; thence turn an angle of 73°10' to right and run South parallel with West line of said 1/4-1/4 section a distance of 168.00 feet to North margin of road; thence turn an angle of 120°30' to right and run along the North margin of said road a distance of 84.9 feet; thence turn an angle of 23°42' to the left and run along the North margin of said road a distance of 163.25 feet; thence turn an angle of 83°12' to right and run North and parallel with West line of said 1/4-1/4 section a distance of 181.42 feet to Point of Beginning.

Being situated in 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 \$191,468.00 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 30th day of June, 2025.


Wanda Owen Davis

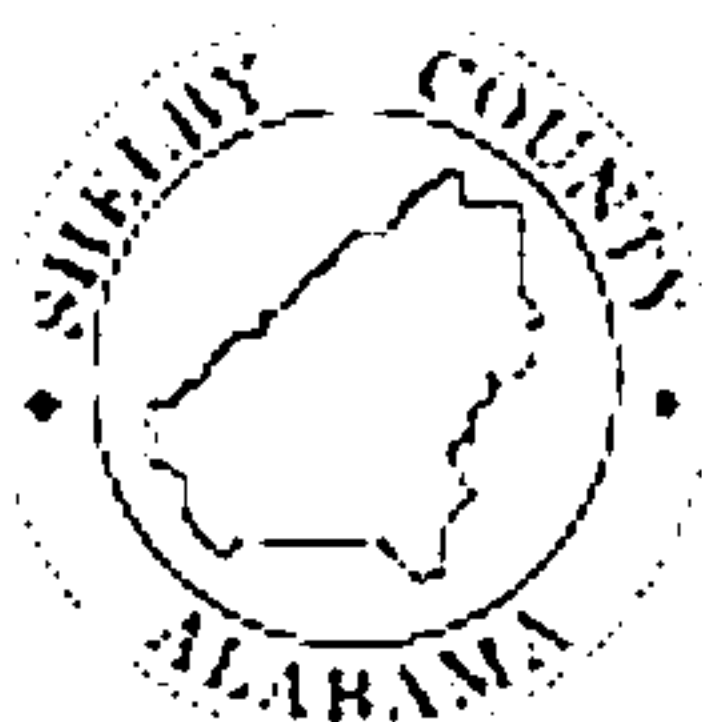
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Wanda Owen Davis 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 30th 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
07/01/2025 02:40:48 PM
\$29.00 JOANN
20250701000199890

