

Send Tax Notice to:
Bretta Cummings and Aaron Parsons
381 Wynlake Dr.
Alabaster, AL 35007-7699

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

File: PEL-25-6195

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY THREE AND 00/100, \$617,753.00** 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

Valor Communities, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor", whether one or more), whose mailing address is

1038 Research Boulevard, Suite 290, Madison, AL 35758

by **Bretta Cummings, an unmarried person and Aaron Parsons, an unmarried person, (herein referred to as "Grantee", whether one or more),** whose mailing address is

381 Wynlake Dr., Alabaster, AL 35007-7699

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of

381 Wynlake Dr., Alabaster, AL 35007-7699,
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.

\$377,137.00 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.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24 day of June, 2025

Valor Communities, LLC, an Alabama Limited Liability Company

By: *Jeannie Chance*
Jeannie Chance, 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 **Jeannie Chance, Authorized Agent**, whose name(s) as **Authorized Agent(s) of Valor Communities, LLC, a/an Alabama LLC 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 **Valor Communities, LLC**, on the day the same bears date.

Given under my hand and official seal this 24 day of June, 2025

Sandy F. Johnson
Notary Public

Printed Name

My Commission Expires: 01/09/2027

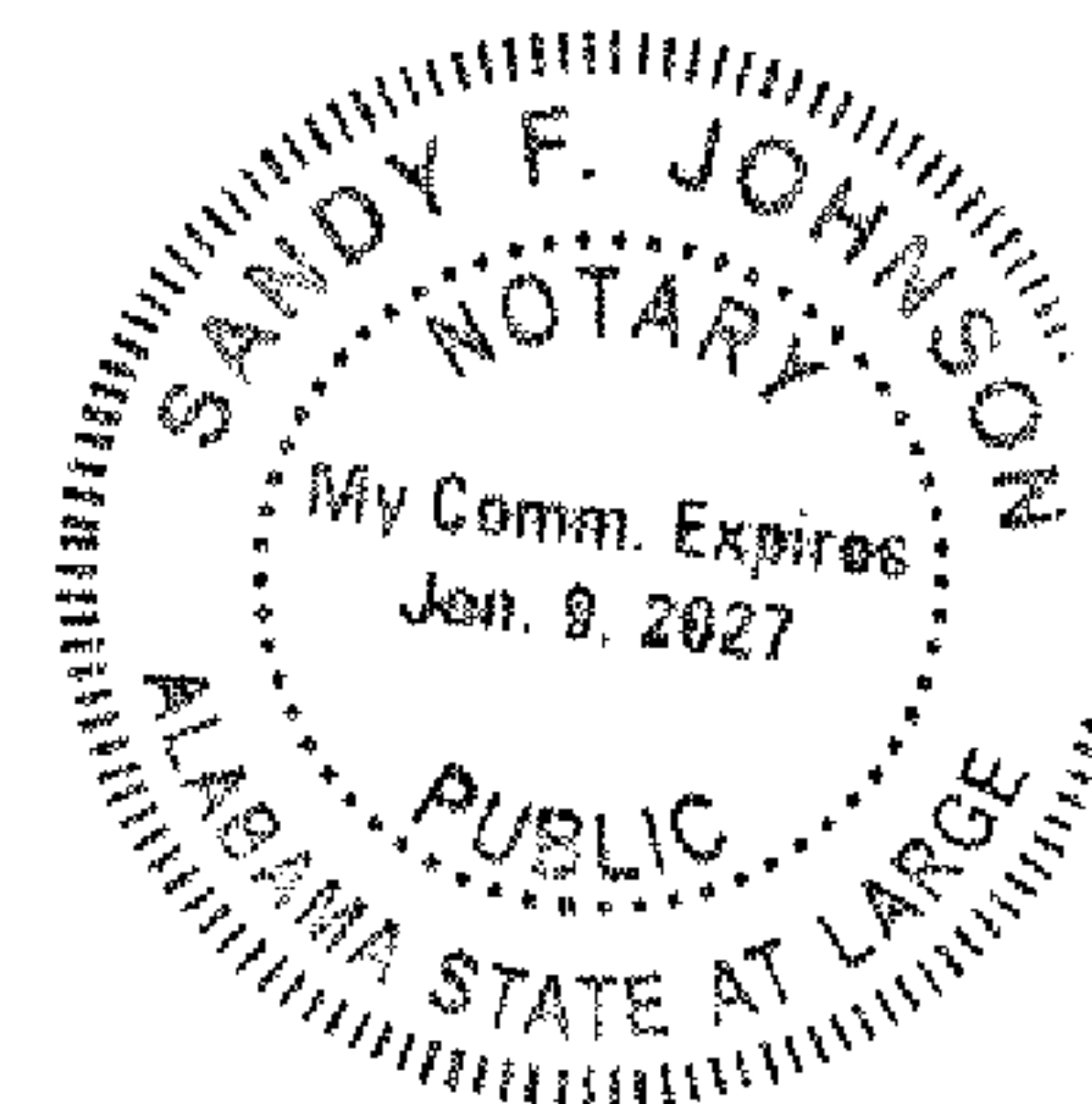


EXHIBIT A

Property 1:

Lot 6, according to the Plat of Wynlake, Sector 6, Phase 1, as recorded in Map Book 58, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 10:41:55 AM
\$269.00 JOANN
20250702000200940

Allen S. Bayl