

SEND TAX NOTICE TO:

Klaire A. Thomason and John Mason Barrett
133 Hickory Street
Alabaster, AL 35114

This instrument prepared by:

Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-25-228

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Acadian Homes LLC, an Alabama Limited Liability Company**, whose address is 719 Valley Street, Hoover, AL 35226, (hereinafter "Grantor", whether one or more), by **Klaire A. Thomason and John Mason Barrett**, whose address is 109 Shelby Forest Road, Chelsea, AL 35043, (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 **Klaire A. Thomason and John Mason Barrett, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 31, according to Woodland Hills, 1st Phase, 2nd Sector, as recorded in Map Book 5, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

**FOR INFORMATIONAL PURPOSES ONLY:
Address is 133 Hickory Street, Alabaster, Alabama 35114.**

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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$260,200.00 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, Acadian Homes LLC, an Alabama Limited Liability Company, by Jeremy Galloway, as Sole Member & Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 27th day of June, 2025.

Acadian Homes LLC, an Alabama Limited Liability Company

By: _____

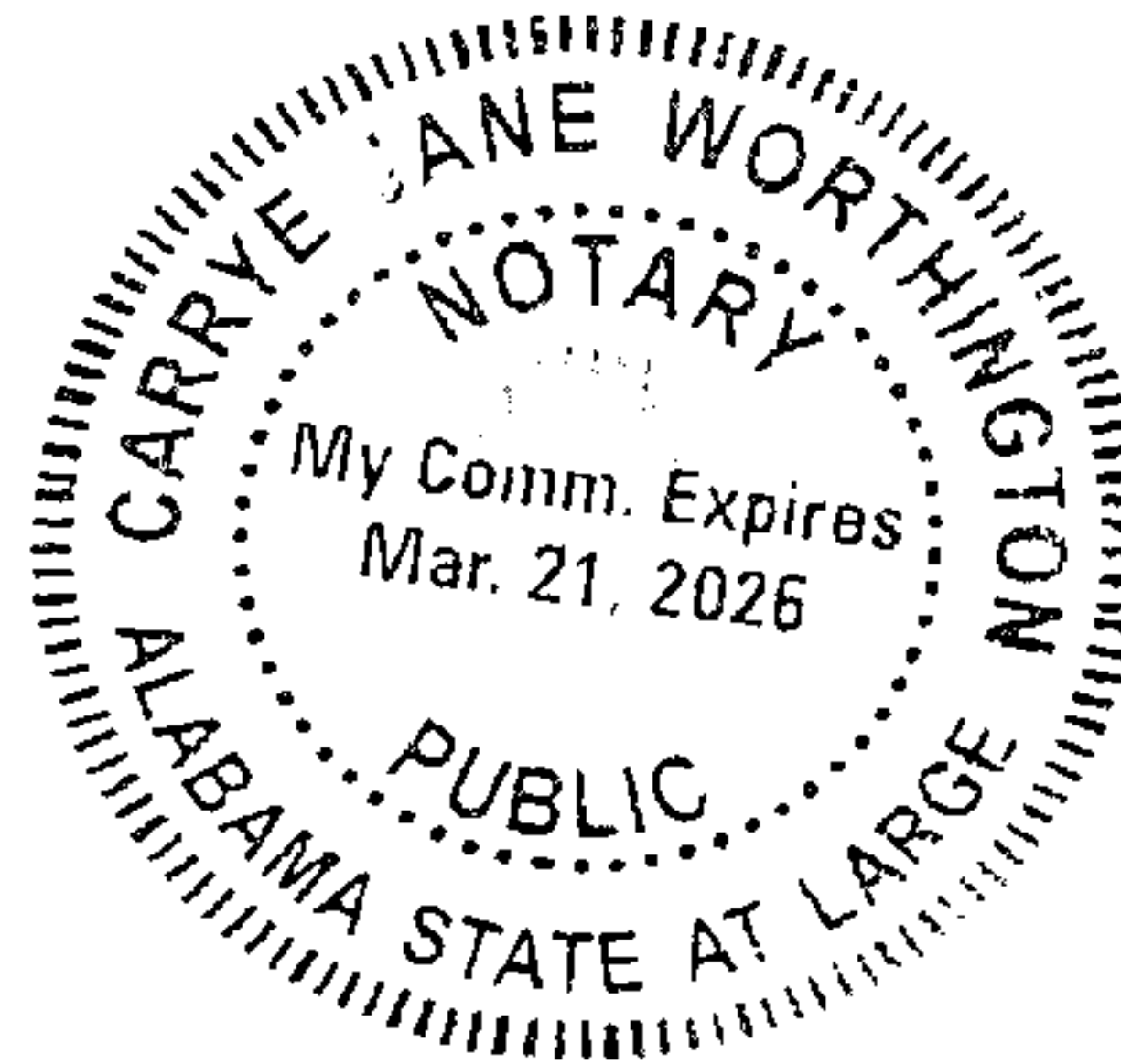
Jeremy Galloway, Sole Member & Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jeremy Galloway, whose name as Sole Member & Manager of Acadian Homes LLC, an Alabama Limited Liability Company, 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/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 27th day of June, 2025.

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2025 11:09:15 AM
\$30.00 PAYGE
20250703000202770

Allie S. Bayl