

**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045**

**STATUTORY WARRANTY DEED**

**SEND TAX NOTICES TO:**

8717 SUNSET DR

LLCDS, AL 35094

**STATE OF ALABAMA**

)

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

)

**WHEREAS**, in consideration of the sum of One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **ARCHER DEVELOPMENT LLC**, in hand paid by the GRANTEE(S), **JACOB GULLEDGE**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

**LOT 1 AS SHOWN ON THE FINAL PLAT OF ARCHER FARM RECORDED JULY 1, 2024, AS MAP BOOK 60 PAGE 21 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**Prior Deed Reference: Instrument No. 20080211000056780.**

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

**NOTE: \$118,750.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**NOTE: A 1980 Mobile Home is located on said property with HUD Tags TRA 440651 & TRA 4406652. Mobile Home Certificate No. 25041760.**

**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), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

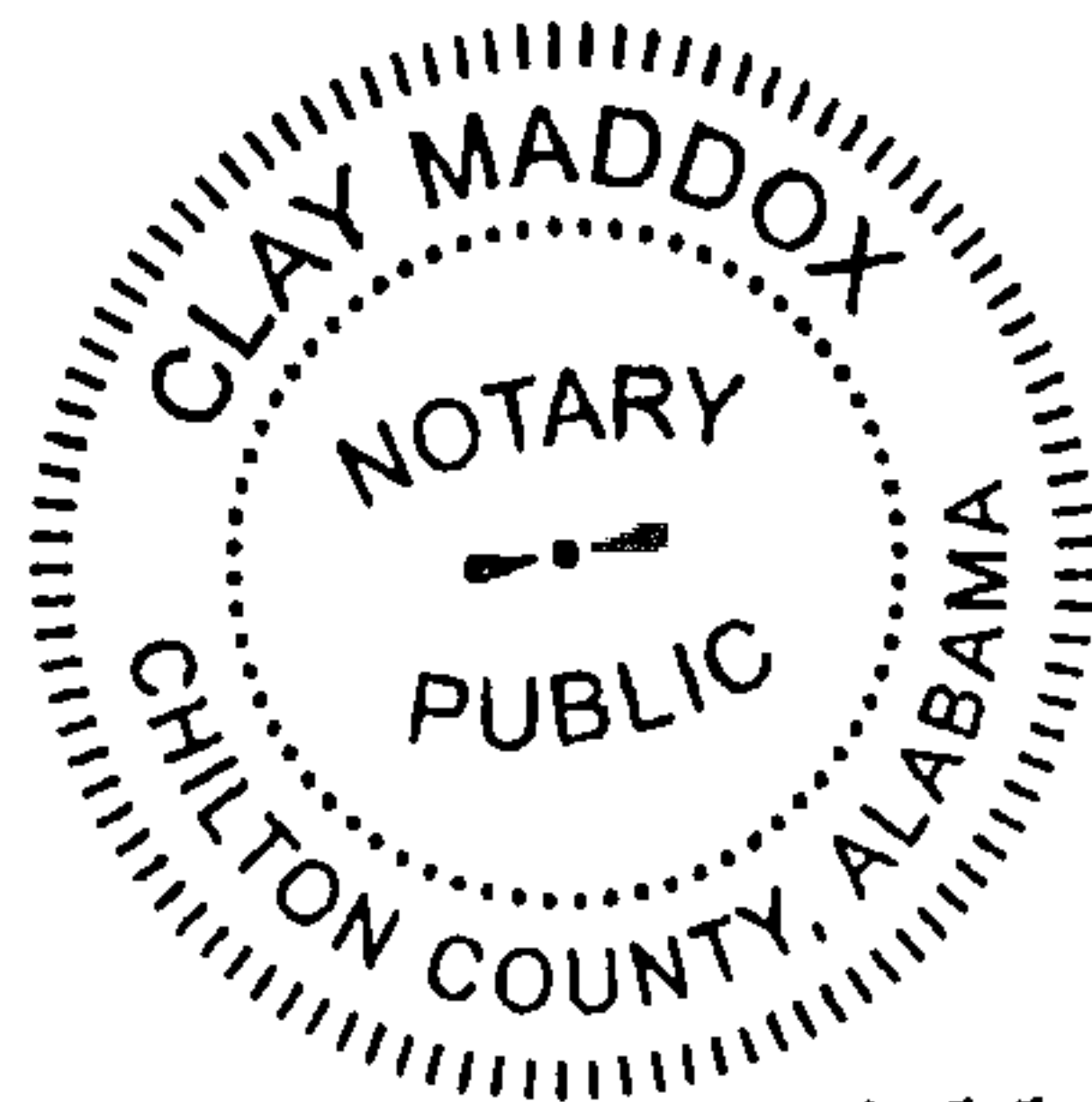
**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 16th day of May, 2025.

**ARCHER DEVELOPMENT LLC**

BY: Charles Stephen Archer, Managing Member  
CHARLES STEPHEN ARCHER, MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, a Notary Public, in and for said County, in said State, hereby certify that CHARLES STEPHEN ARCHER, MANAGING MEMBER OF ARCHER DEVELOPMENT LLC 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, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4/25/2027

Address of Grantee:  
8717 Sunset Dr  
Leeds, AL 35094

Address of Grantor:  
2217 Forest Lakes Lane  
Stemmett, AL 35147

Property Address:  
695 Page Creek Road  
Wilsonville, AL 35186

Real Value: \$125,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
07/07/2025 02:01:02 PM  
\$31.50 JOANN  
20250707000204770

Allen S. Bayl