

Send Tax Notice to:
Christian A. Littleton and Christine
Littleton
3708 Cumberland Trace
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-25-5854**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED THIRTY THOUSAND AND 00/100 (\$430,000.00)** 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
W. Wayne Curles, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

4617 Tecumseh Lane, Pelham, AL 35124

by **Christian A. Littleton and Christine Littleton (herein referred to as "Grantee," whether one or more),** whose mailing address is
3708 Cumberland Trace, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3708 Cumberland Trace, Birmingham, AL 35242**, 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, 2024 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

W. Wayne Curles is one and the same person as Wallace Wayne Curles.

W. Wayne Curles is the surviving grantee of that certain Warranty Deed recorded in Instrument Number 20050308000106220. The other grantee, Ann R. Curles, is deceased, having died on or about 06/11/2023.

\$330,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITHE.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26 day of June,
2025

W. Wayne Curles by Sheila Lovelady
Attorney-In-Fact

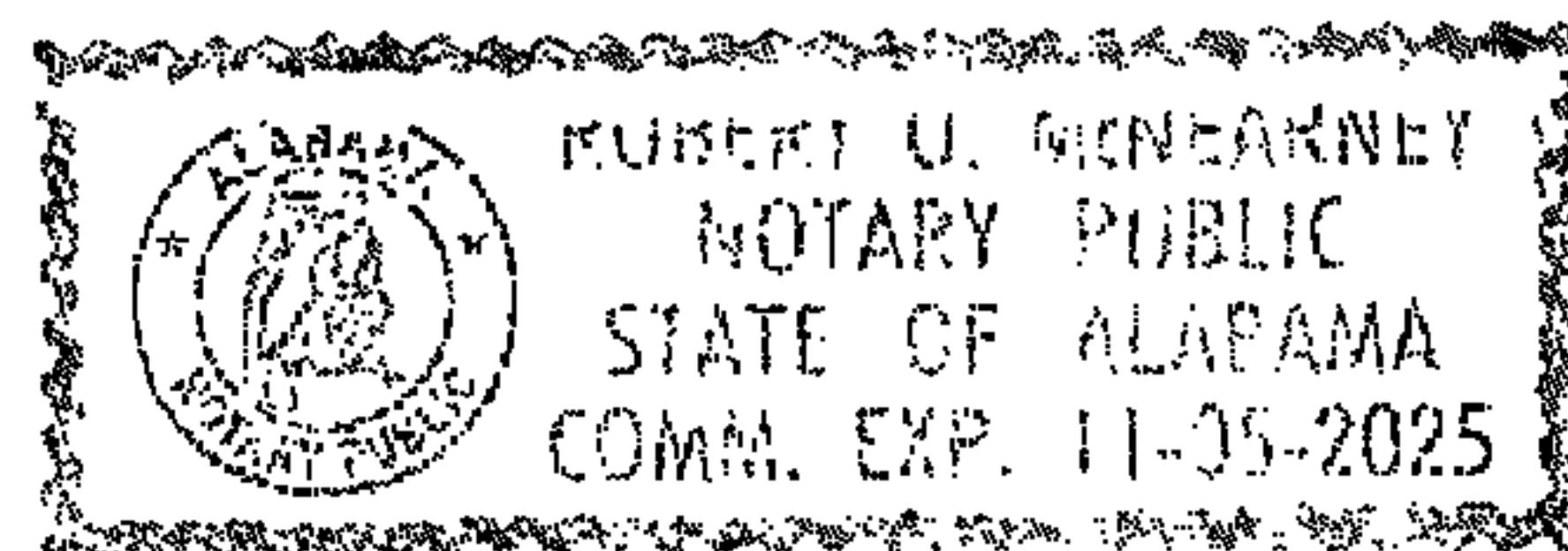
W. Wayne Curles by Sheila Lovelady, Attorney-In-Fact

State of Alabama
County of Jefferson

I, Robert McNeahey, a Notary Public, hereby certify that **Sheila Lovelady**, whose name(s) is signed as Attorney in Fact for **W. Wayne Curles** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of June, A. D. 2025.

Robert McNeahey
Notary Public
Printed Name
My Commission Expires:



State of Alabama
County of Jefferson

I, Robert McNeahey, a Notary Public, hereby certify that, whose name 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of June, A. D. 2025.

Robert McNeahey
Notary Public
Printed Name
My Commission Expires:

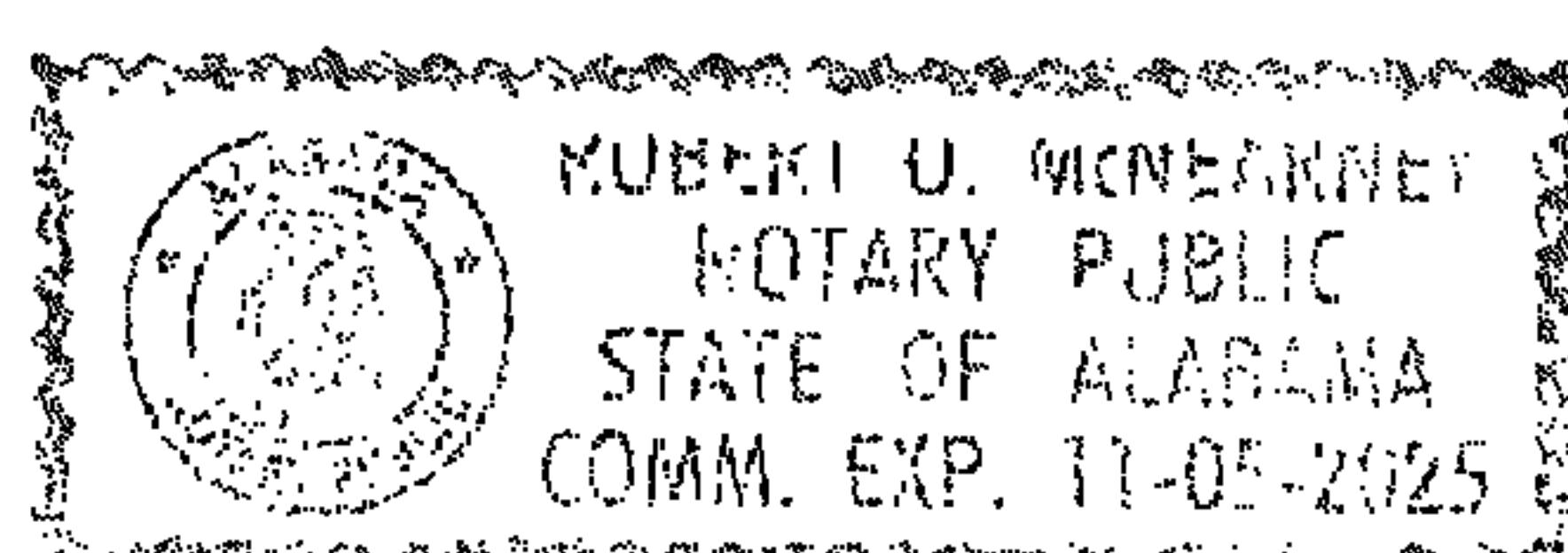


EXHIBIT A

Property 1:
Lot 125, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7,
Page 130, in the Office of the Judge of Probate of Shelby County, Alabama. Being situated in Shelby County,
Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2025 02:57:43 PM
\$128.00 JOANN
20250707000204910
General Warranty Deed - POA - JSTROS (AL)**

Allie S. Baylor