

Send Tax Notice to:  
Christopher Alan Stanton and Rachel  
Brittany Barnes

3509 Wildewood Drive  
Pelham, AL 35124

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

File: BHM-25-6621

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED TWENTY TWO THOUSAND AND 00/100 (\$222,000.00)** 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 **Mohammad Jasim Uddin, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

105 Summer Circle, Birmingham, AL 35242

by **Christopher Alan Stanton and Rachel Brittany Barnes (herein referred to as "Grantee," whether one or more),** whose mailing address is

3509 Wildewood Drive, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **3509 Wildewood Drive, Pelham, AL 35124**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**This property was not the homestead of the grantor or his spouse.**

### 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.

**\$177,600.00 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.

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 30 day of June, 2025

M/ Jasim Uddin

Mohammad Jasim Uddin

STATE OF ALABAMA  
COUNTY OF JEFFERSON

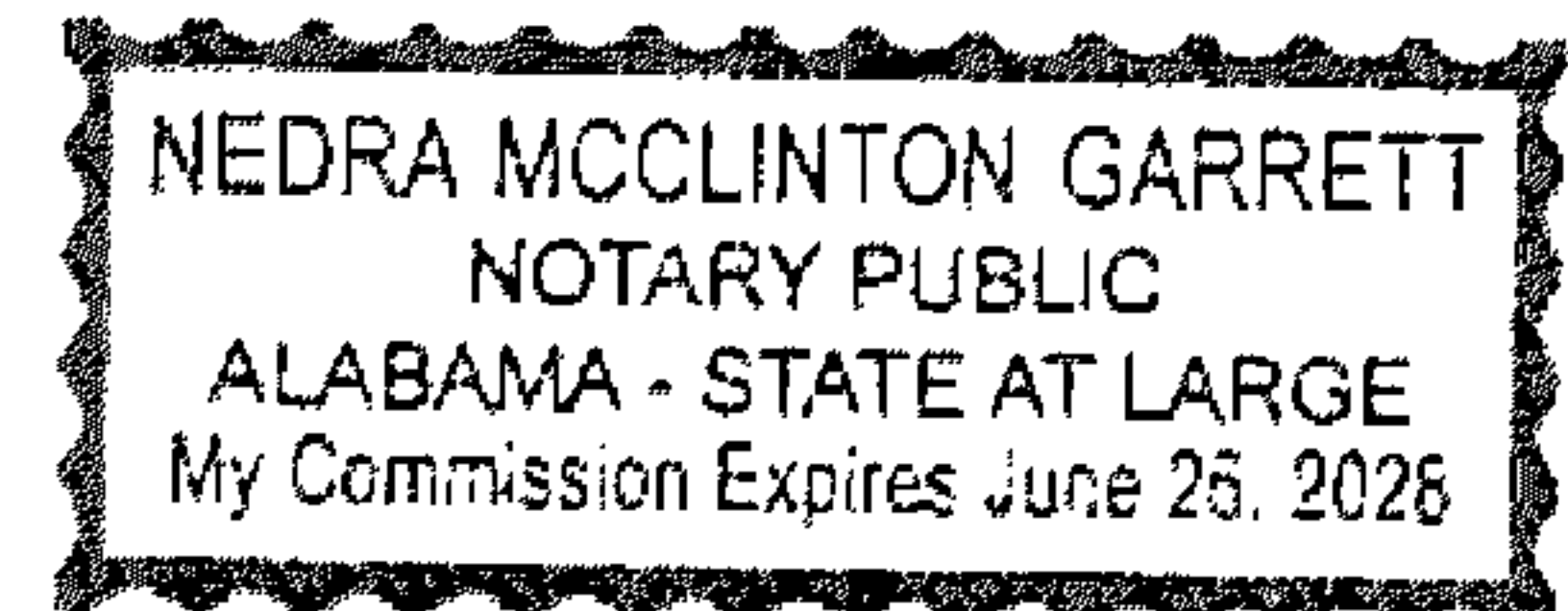
I, the undersigned Notary Public in and for said County and State, hereby certify that Mohammad Jasim Uddin whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of June, 2025.

Nedra McClinton Garrett

Notary Public

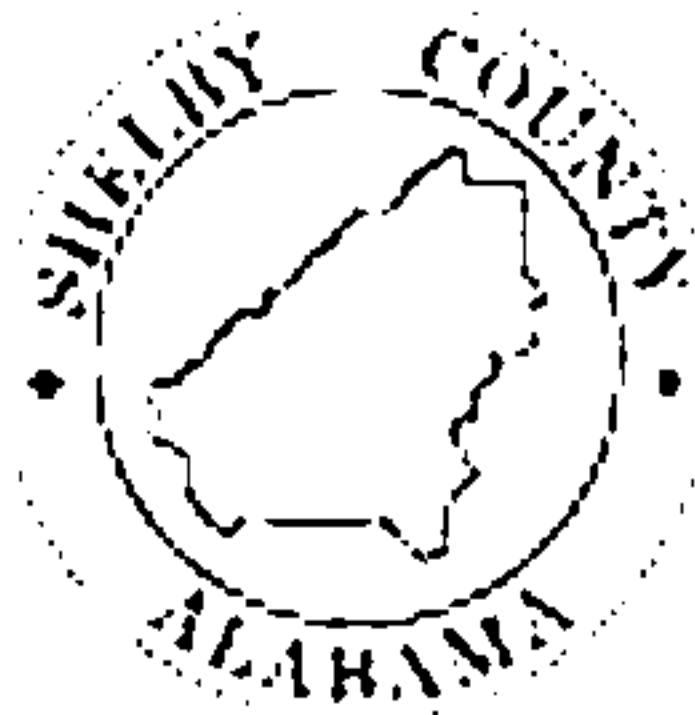
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 52, Block 1, according to the Survey of Wildewood Village, 5th Addition as recorded in Map Book 9, Page 165, in the Probate Office of Shelby County Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/08/2025 08:08:58 AM**  
**\$250.00 JOANN**  
**20250708000205130**

*Allen S. Bayl*