



20250708000206310 1/2 \$275.00  
Shelby Cnty Judge of Probate, AL  
07/08/2025 04:25:11 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, DAVID C. USHER, Jr., (hereinafter referred to as the "Grantor") by DAVID C. USHER, Jr. and WILMETTE ANN COMBS, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 176, according to Survey of Cottages at Stonehaven – Third Addition,  
as recorded in Map Book 26, page 15, in the Probate Office of Shelby  
County, Alabama.**

Commonly known as: 124 Stonehaven Trail, Pelham, AL 35124

The tax parcel number of the Property is: **13 6 23 4 004 097.000.**

**SUBJECT TO:**

- 1. All restrictions, easements, rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.**
- 2. Any and all easements, setback line requirements, reservations and restrictions which are of public record in the Probate Office of Shelby County, Alabama, to any present encroachments thereon, if any, and to the lien of real property taxes hereinafter falling due.**

**TO HAVE AND TO HOLD** unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does hereby covenant and warrant with and unto the said Grantee, and to their successors and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to the property hereinabove conveyed; that the same is free from all liens and encumbrances; that the Grantor, its successors or assigns, shall warrant and defend the same unto the said Grantees and unto their successors or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 8 day of July, 2025:

By:

GRANTOR:

DAVID C. USHER, Jr.

Shelby County, AL 07/08/2025  
State of Alabama  
Deed Tax: \$250.00

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said county in said state, hereby certify that David C. Usher, Jr., 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 above and foregoing conveyance, he executed the same voluntarily on the day the same bears date.

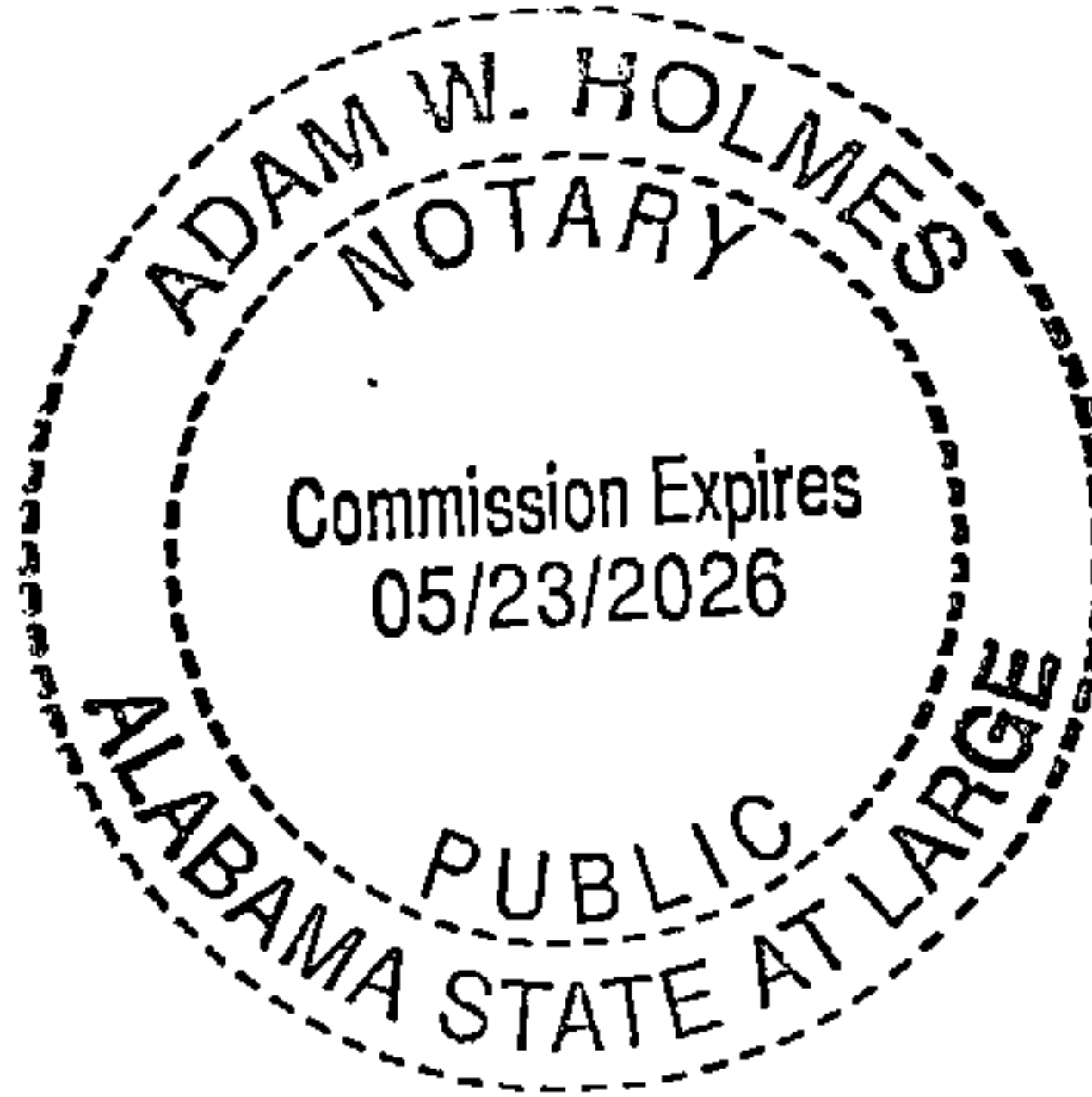
GIVEN under my hand and official seal this the 8 day of July, 2025.

(SEAL) Adam W. Holmes

Notary Public  
State of Alabama

Expires: 05-23-2026 My

Commission



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Address of Grantee: Address of Grantor:  
David C. Usher, Jr. David C. Usher, Jr.  
Wilmette Ann Combs 124 Stonehaven Trail  
124 Stonehaven Trail Pelham, AL 35124  
Pelham, AL 35124

Prepared by Victor Kelley  
205 20<sup>th</sup> St North  
Suite 1010  
Birmingham AL  
35203

FMR \$249,800.00