

SEND TAX NOTICE TO:

Heather Brashears and William Chase Dowdy
4701 Wooddale Lane
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew W. Angliss and Heather L. Angliss, husband and wife**, whose address is PSC 466 Box 3652 APO AP 96273-0637 (hereinafter "Grantor", whether one or more), by **Heather Brashears and William Chase Dowdy**, whose address is 4701 Wooddale Lane, Pelham, AL 35124 (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, **Heather Brashears and William Chase Dowdy, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4701 Wooddale Lane, Pelham, AL 35124 to-wit:**

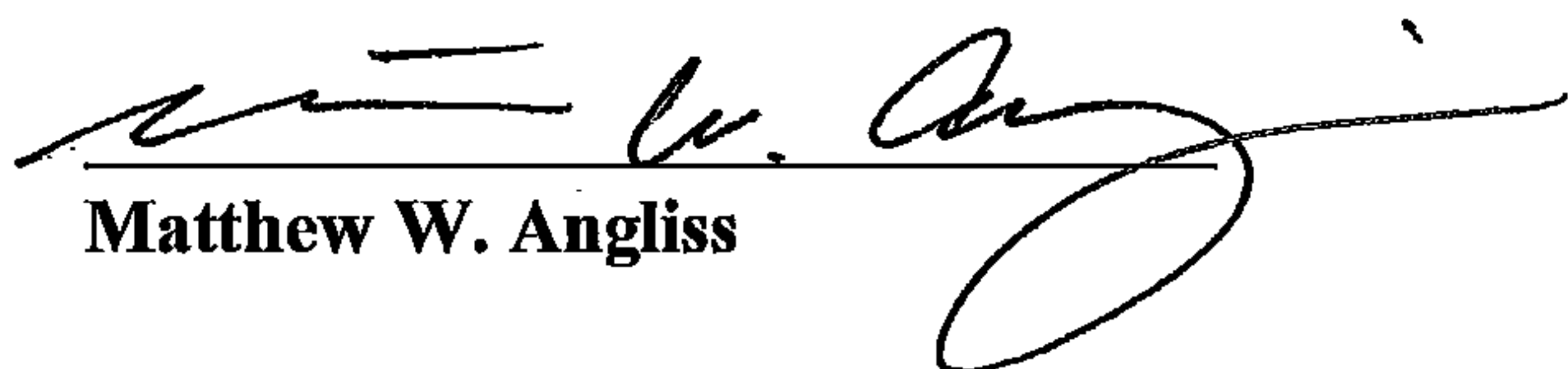
Lot 10, according to the Survey of Chaparral, Second Sector, as recorded in Map Book 8, Page 142, in the Probate Office of Shelby County, Alabama.

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 excepted.

Subject to a third-party mortgage in the amount of \$320,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, 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 has set their signature and seal on this 10th day of July, 2025.

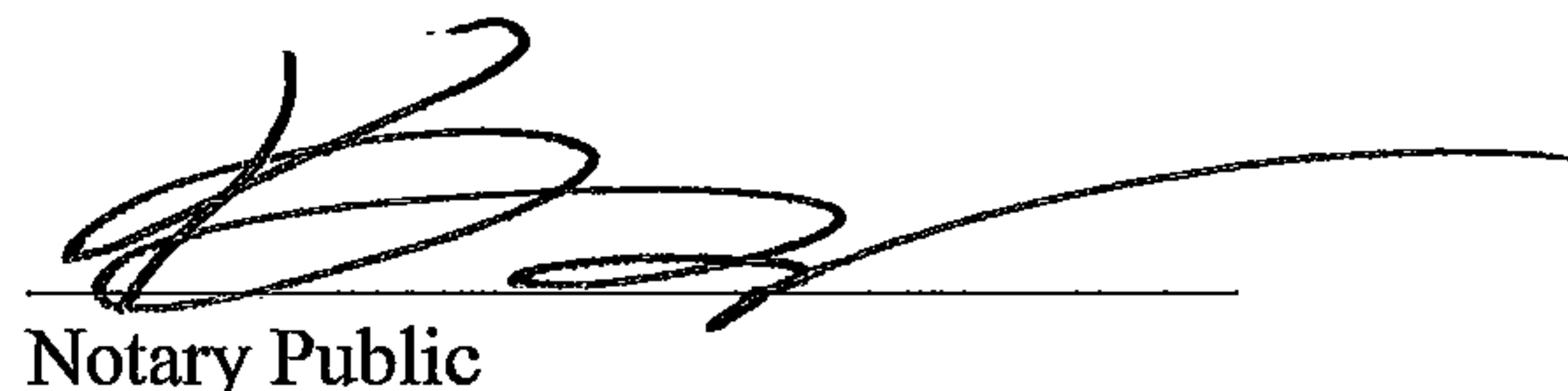

Matthew W. Angliss


Heather L. Angliss

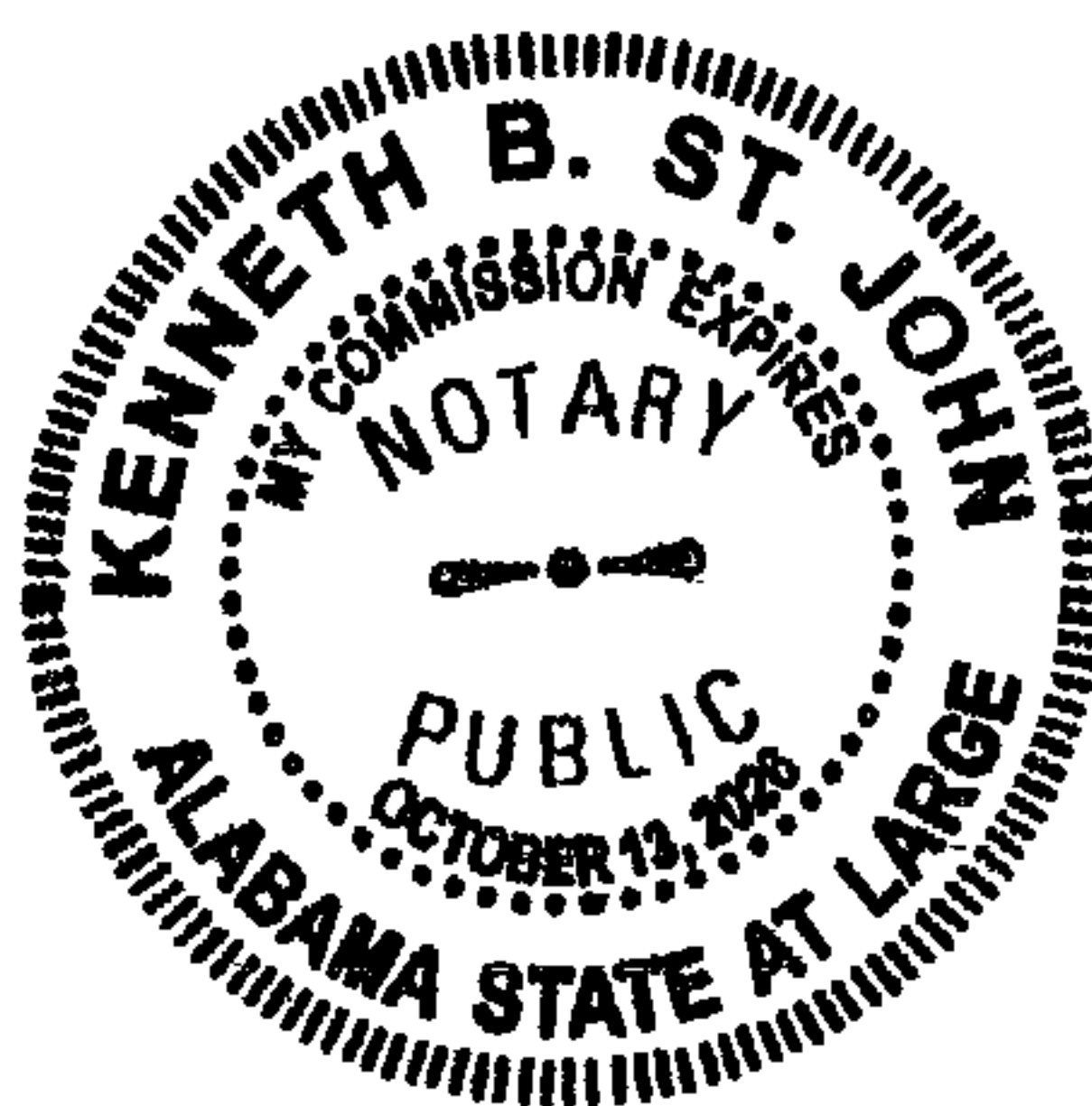
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Matthew W. Angliss and Heather L. Angliss**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2025.


Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2025 01:23:12 PM
\$105.00 JOANN
20250710000208830

