

20250717000216740 1/4 \$106.00 Shelby Cnty Judge of Probate, AL 07/17/2025 11:12:31 AM FILED/CERT

This instrument was prepared by:			•	
Donna C. Warren				
1124 Sequoia Tr				
Alabaster, AL 35007				•
Once recorded, return to:				
Donna C. Warren	- 			
1124 Sequoia Tr				•
Alabaster, AL 35007				
		This Space	e for Recorder's U	lse Only
· · · · · · · · · · · · · · · · · · ·			TOT TREODITION S	/. \
Alabama G	eneral War	ranty	Deed	
State of Alabama				
County of Shelby				
County of Choby		•		
KNOW ALL MEN BY THESE PRESEN	NTS, that for and i	in consid	eration of the	e sum of
Seventy five thousand and no/100	0 US Doll	ars (\$	75000.00	_) in hand, paid to
Alfred Wiley Clark, Jr.	·	a marrie	ed man	
with an address of 33275 Juniper Rd, Se	eminole, AL 36574	•		
(the "Grantor" or "Grantors"), does/do h		ain, and	sell, and cor	vey and confirm to
Donna C. Warren	,	unma		
with an address of 1124 Sequoia Tr, Ala	abaster, AL 35007		•	
(the "Grantee" or Grantees"), its succes		the follo	wing-describ	ped real property,
lying, being and situated in	Shelby			bama, to wit:
			:1	•
A complete legal description				ed by this
instrument is attached hereto	on page 4 as <u>E</u>	ALIIDI F	_ -	
Tax Parcel ID Number 138344002008.0	00			
The property identified herein is -OF		arad as ti	ha homastas	d of the Grantor(s)
ne property identified nereinis -or	T- V IS HOUSE	ereu as u		ia or the Crantor(s).
A mortgage is -OR- is not being	simultaneously re	ecorded o	on the prope	rty
Until amended, tax information shall be	e sent to:	•		•
Name: Donna C. Warren				
Address: 1124 Seguoia Tr., Alabaste	er, AL 35007			





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SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature:

Printed Name: Alfred Wiley Clark, Jr.

vate: 1/1

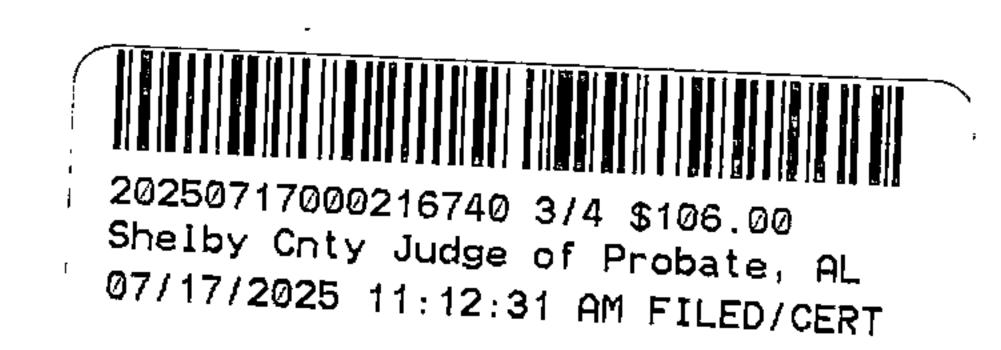
Grantor Signature:

Printed Name:

/Janice O. Clark, Wife

Date:

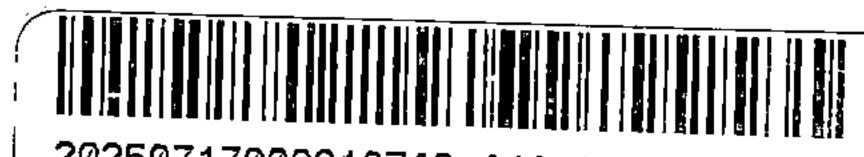




NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama Florida) County of Esignble)
on July 10 2025 before me, Thomas Fredericsen, personally appeared Afred Wilsy Clark Jor and Jonice 10. Clark, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the state of Alabma that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Printed Name Thomas Frederilesen My Commission Expires 6/26/2028 THOMAS FREDERIKSEN Notary Public State of Florida Expires 8/26/2028



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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Property Address: 110 14th St SW, Alabaster, AL 35007

Lot 2 of Minor Subdivision situated in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.