



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 for Recorder's Use Only.

## Alabama General Warranty Deed

State of Alabama

County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

Seventy five thousand and no/100 US Dollars (\$ 75000.00 ) in hand, paid to

Alfred Wiley Clark, Jr., a married man

with an address of 33275 Juniper Rd, Seminole, AL 36574

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Donna C. Warren, unmarried

with an address of 1124 Sequoia Tr, Alabaster, AL 35007

(the "Grantee" or Grantees"), its successors and assigns the following-described real property,

lying, being and situated in Shelby County, Alabama, to wit:

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

Tax Parcel ID Number 138344002008.000

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

A mortgage ☐ is -OR- ☒ is not being simultaneously recorded on the property

Until amended, tax information shall be sent to:

Name: Donna C. Warren

Address: 1124 Sequoia Tr., Alabaster, AL 35007



Shelby County, AL 07/17/2025  
State of Alabama  
Deed Tax: \$75.00



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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:

Alfred Wiley Clark, Jr.

Date:

7/10/2025

Printed Name:

Alfred Wiley Clark, Jr.

Grantor Signature:

Janice O. Clark

Date:

7/10/2025

Printed Name:

Janice O. Clark, Wife

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 Essex )

On July 16 2025 before me, Thomas Frederiksen,  
personally appeared Alfred Willy Clark Jr and Janice O. 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 Alabama that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Printed Name Thomas Frederiksen  
My Commission Expires 8/26/2028

 **THOMAS FREDERIKSEN**  
Notary Public  
State of Florida  
Comm# HH587126  
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.