

Send Tax Notice to:
Ryan L. Orton and Perri B. Orton
575 Bentmoor Dr.
Helena, AL 35080

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-6922**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00) 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 **Thomas W. Pelletreau, a widower (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2959 Dollar Bonnet Lane, Lakeland, FL 33810

by **Ryan L. Orton and Perri B. Orton (herein referred to as "Grantee," whether one or more)**, whose mailing address is

575 Bentmoor Drive, Helena, AL 35080

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 **575 Bentmoor Drive, Helena, AL 35080**, and more particularly described as:

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

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.

\$299,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Thomas W. Pelletreau is the surviving Grantee of that certain deed filed at Instrument No. 140218000044530. Judy D. Pelletreau, co-grantee of herein mentioned deed, is deceased, having died on or about December 28, 2024.

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 16 day of July, 2025.

Thomas W. Pelletreau
Thomas W. Pelletreau

STATE OF FLORIDA
COUNTY OF Polk

I, the undersigned Notary Public in and for said County and State, hereby certify that Thomas W. Pelletreau 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 16 day of July, 2025.

Darlene Y. Ragin
Notary Public
My Commission Expires: Oct. 13, 2027

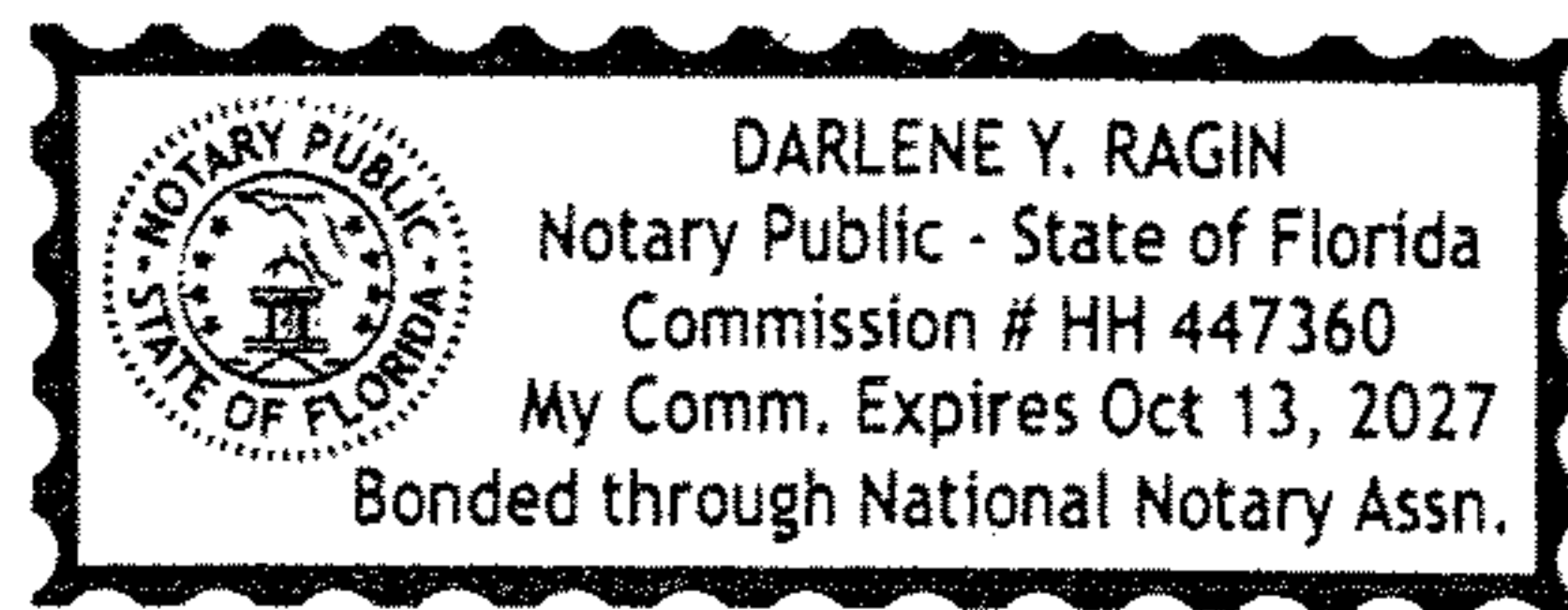


EXHIBIT A

Property 1:

Lot 1412, according to the Survey of Old Cahaba IV, Second Addition-Phase Three, as recorded in Map Book 33, page 130 in the Probate Office of Shelby County, Alabama.

Being the one same property conveyed to Mary D Schmitt from Prudential Relocation, Inc. dated 09/10/2008 filed 10/03/2008 in Instr#20081003000391830.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2025 08:59:03 AM
\$44.00 PAYGE
20250731000232620

Allie S. Boyd