

Send Tax Notice to:
Tommy D. Winchester, Jr. and
Hannah Oliver Winchester
1004 Broken Bow Trail
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-7158**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY TWO THOUSAND AND 00/100 (\$342,000.00)** 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 **Brittanee I. Tipton and Eric S. Tipton, a married couple** (herein referred to as “Grantor,” whether one or more), whose mailing address is

823 Tony Dr., Hanover, CA 93230

by **Tommy D. Winchester, Jr. and Hannah Oliver Winchester** (herein referred to as “Grantee,” whether one or more), whose mailing address is

1004 Broken Bow Trail, Alabaster, AL 35007

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 **1004 Broken Bow Trail, Alabaster, AL 35007-9396**, 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.

The above-described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

\$342,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 28 day of July, 2025

Brittanee I. Tipton
Brittanee I. Tipton

Eric S. Tipton
Eric S. Tipton

STATE OF California
COUNTY OF Kings

I, the undersigned Notary Public in and for said County and State, hereby certify that Brittanee I. Tipton and Eric S. Tipton 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 28th day of July, 2025.

Keisha R. Bryant

Notary Public

My Commission Expires: Nov. 22, 2028



EXHIBIT A

Property 1:

Lot 42, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2025 12:26:46 PM
\$29.00 JOANN
20250805000238840

Allen S. Bayl