

SEND TAX NOTICE TO:

Thanks Clyde, LLC
22027 Eastern Valley Road
McCalla, AL 35111

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 **TWO HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$239,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Victoria Marie Lavender and Ben E. Lavender, Jr., wife and husband**, whose address is 535 Moss Creek Circle, Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Thanks Clyde, LLC, an Alabama Limited Liability Company**, whose address is 22027 Eastern Valley Road, McCalla, AL 35111, (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 the following described real estate situated in Shelby County, Alabama, **the address of which is 9305 Brook Forest Circle, Helena, AL 35080**, to-wit:

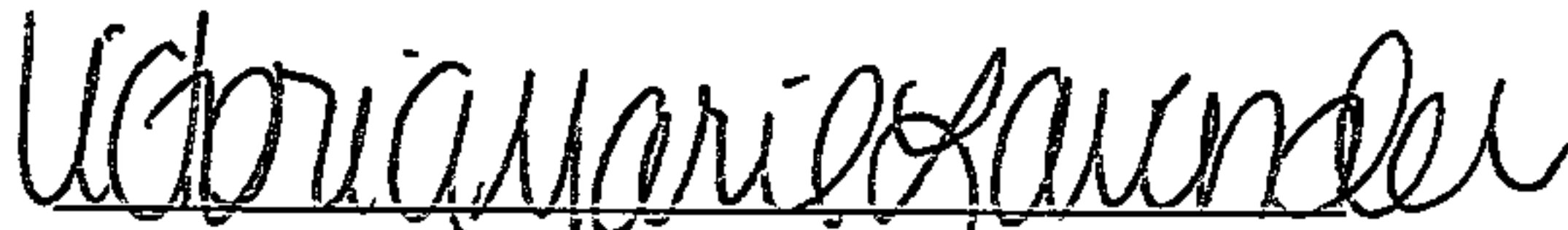
Lot 65, according to the survey of Wyndham, The Cottages, as recorded in Map Book 25, Page 14, in the Probate Office of Shelby County, Alabama.

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.

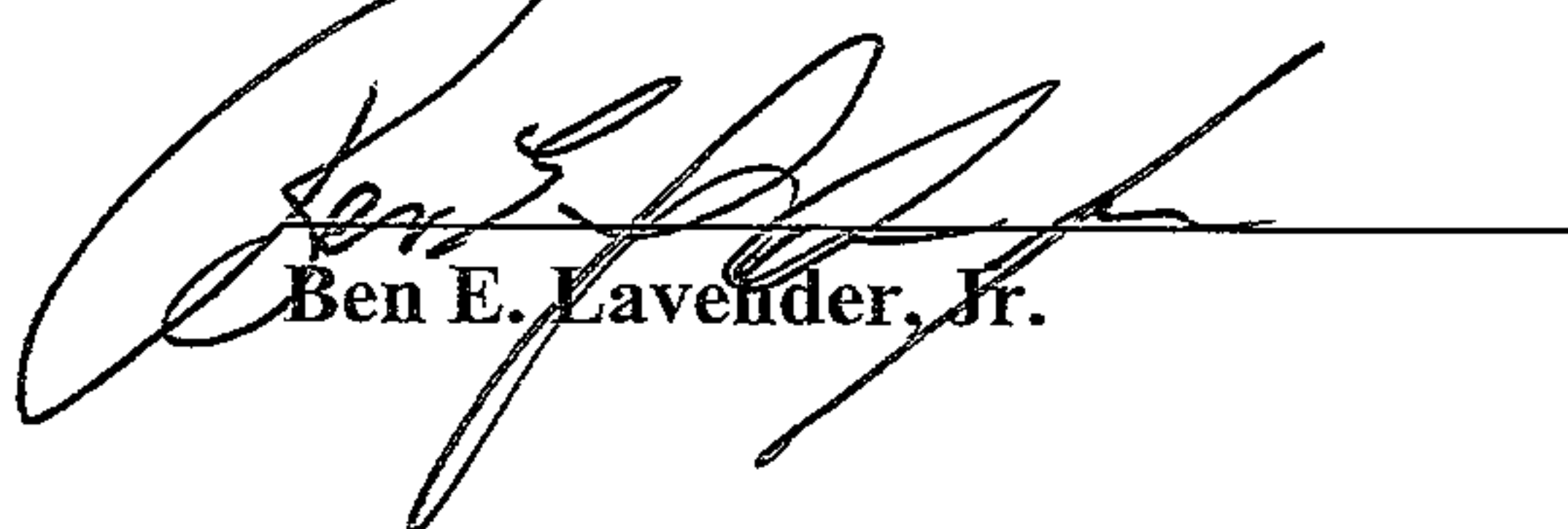
Victoria Marie Lavender and Victoria G. Hill are one and the same person.

TO HAVE AND TO HOLD, unto the said Grantee, 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 5th day of August, 2025.



Victoria Marie Lavender

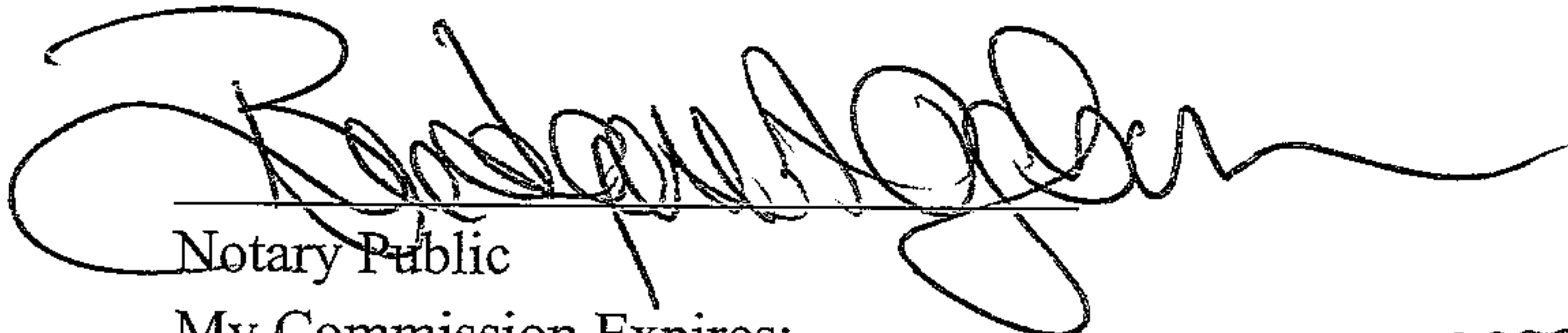


Ben E. Lavender, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

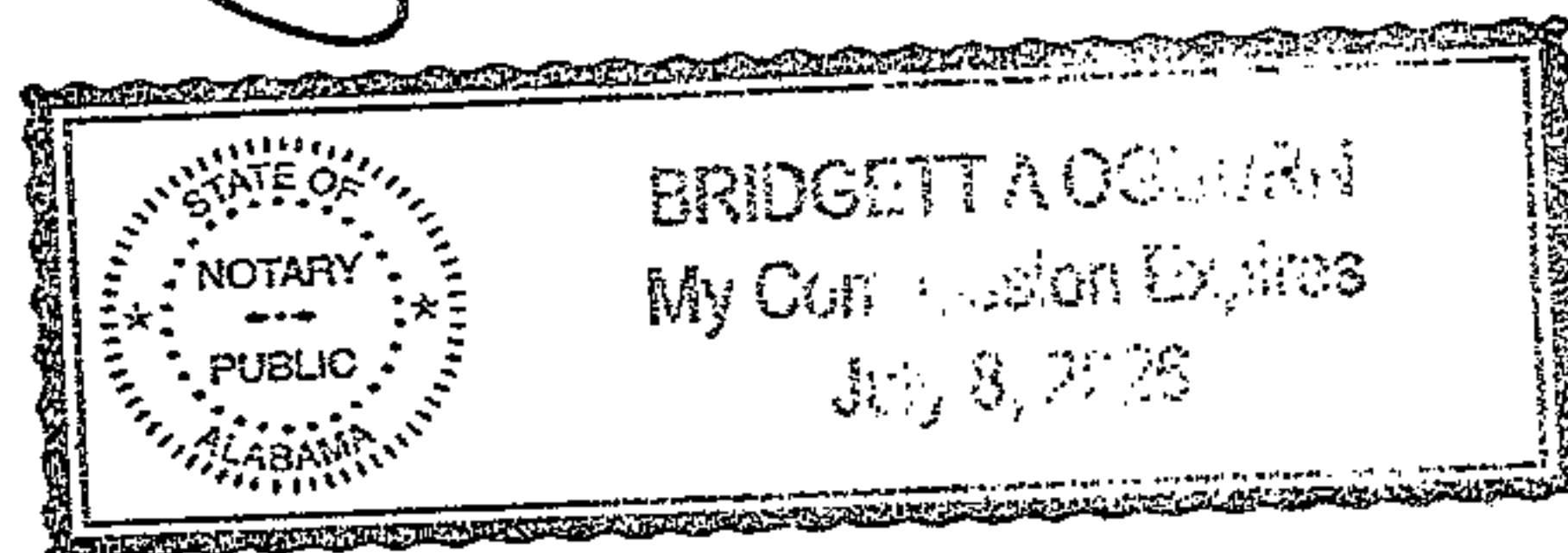
I, the undersigned Notary Public in and for said County and State, hereby certify that Victoria Marie Lavender and Ben E. Lavender Jr., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2025.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2025 03:30:01 PM
\$265.50 JOANN
20250805000239220

