

Send Tax Notice to:
Brandy Reaves
101 Quail Run Circle
Wilsonville, AL 35186

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

File: **PEL-25-5254**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00) 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 **CMH Homes, Inc, a Tennessee Corporation (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2101 Holiday Inn Drive, Clanton, AL 35046

by **Brandy Reaves (herein referred to as "Grantee")**, whose mailing address is

101 Quail Run Circle, Wilsonville, AL 35186

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 property, which has a mailing address of **101 Quail Run Circle, Wilsonville, AL 35186**, 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.

\$181,649.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 13 day of August, 2025.

CMH Homes, Inc, a Tennessee Corporation

By: [Signature]
Tim Slaney, Authorized Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tim Slaney, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **CMH Homes, Inc**, a/an **Tennessee** corporation, is 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **CMH Homes, Inc**, on the day the same bears date.

Given under my hand and official seal this 13 day of August, 2025

[Signature]
Notary Public, State of Alabama

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

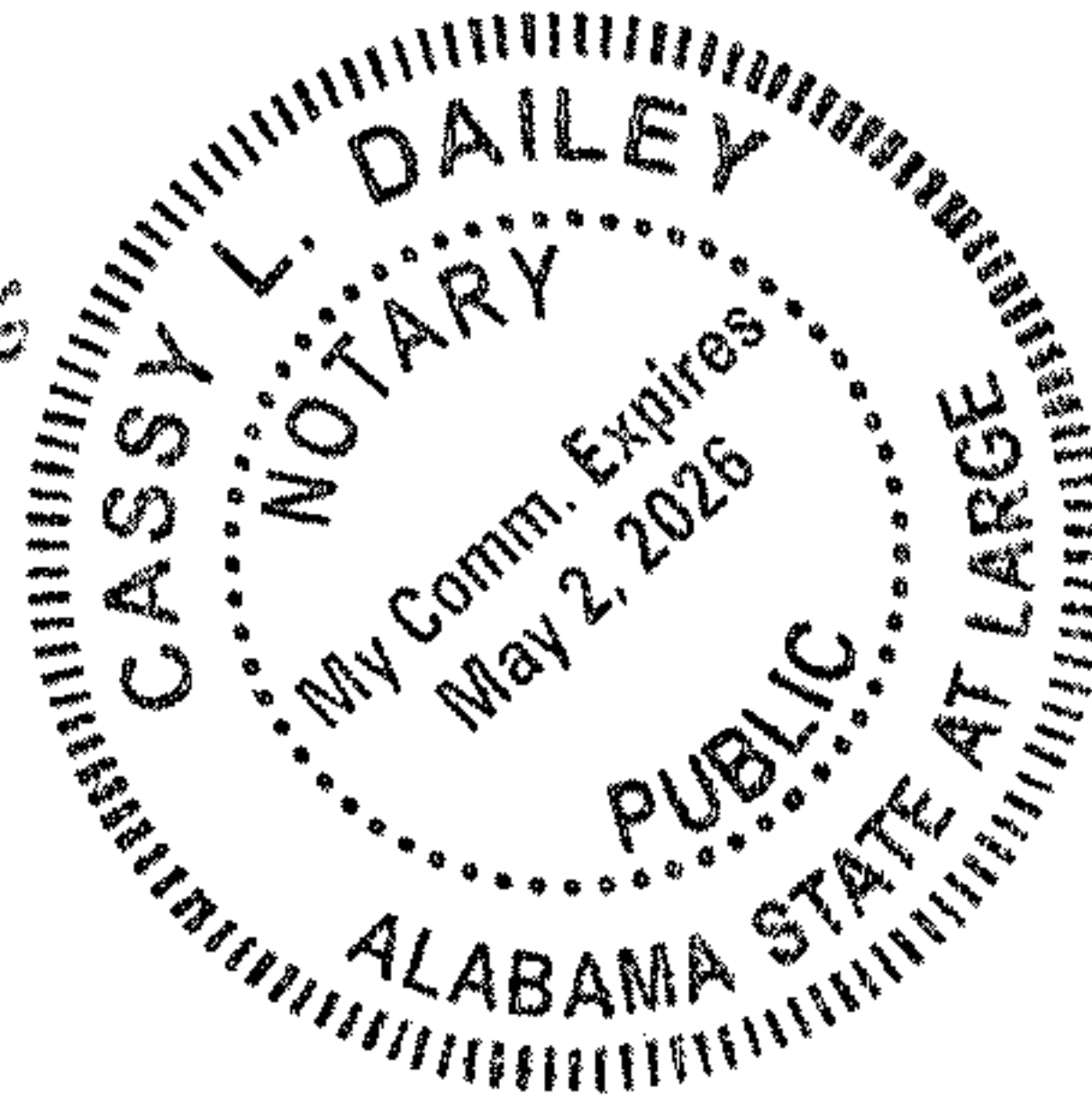


EXHIBIT A

Property 1:

Lot 17, according to the Survey of Quail Run Estates, Phase 1, as recorded in Map Book 26, Page 73, in the Probate Office of Shelby County, Alabama.

Also included and affixed to the land, a 2022 Clayton Manufactured Home, Model 43CEA28563AH22 having VIN SAD032044ALA & SAD032044ALB.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2025 10:36:38 AM
\$31.50 BRITTANI
20250815000250520

Allie S. Beryl