

SEND TAX NOTICE TO:
Dedrey Yowe and Teresa Wallace
150 Lamplight Circle
Harpersville, AL 35078

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 **THIRTY EIGHT THOUSAND AND 00/100 (\$38,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **All Around Estates, LLC Inc., a Corporation**, whose address is 4301 S Flamingo Rd St. 102 Fort Lauderdale, FL 33309 (hereinafter "Grantor", whether one or more), by **Dedrey Yowe and Teresa Wallace**, whose address is 150 Lamplight Circle Harpersville AL 35078 (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 **Dedrey Yowe, and Teresa Wallace, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **150 Lamplight Circle, Harpersville, AL 35078**, to-wit:

Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed West along the North boundary of said 1/4-1/4 Section for a distance of 368.8 feet; thence turn 89 deg. 45 min. left and proceed south for a distance of 245 feet; thence turn 89 deg. 45 min. right and run West a distance of 55 feet to the point of beginning of the parcel to be conveyed; thence continue on the same line 150 feet; thence turn 90 deg. 15 min. left and run South 75 feet; thence turn 89 deg. 45 min. left and run East 150 feet; thence turn 90 deg. 15 min. left and run North 75 feet to the point of beginning.

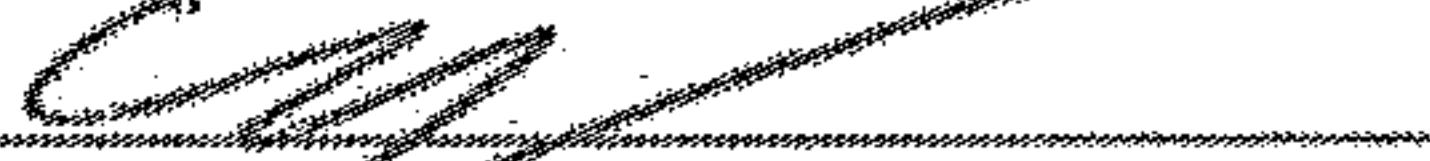
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, All Around Estates, LLC Inc., a Corporation, by Anthony Slaney, as its , who is authorized to execute this conveyance, has caused this conveyance to be executed on this 6th day of June, 2025.

All Around Estates, LLC Inc., a Corporation

By: 
Anthony Slaney


STATE OF Florida
COUNTY OF Broward

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Slaney, whose name as of All Around Estates, LLC Inc., a Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, (s)he, as such and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 6th day of June, 2025.



Juliea Burgos
Comm.: MH 642207
Expires: Feb. 18, 2029
Notary Public - State of Florida


Notary Public
My commission expires: Feb 18, 2029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2025 08:26:18 AM
\$63.00 PAYGE
20250819000253350

Allen S. Bezel