

Send tax notice to:
Sherry Ann Tanner
2113 Aaron Road
Pelham, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025304T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Regena Varvoutis and spouse, Arthur G Varvoutis**, whose mailing address is 5201 Old Mill Cv., Indian Springs, AL 35124 (hereinafter referred to as "Grantors") by **Sherry Ann Tanner and Carter Durham Tanner** whose property address is: **2113 Aaron Road, Pelham, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the East line of said 1/4 1/4 a distance of 670.15 feet to the point of beginning of the property being described; thence turn an angle of 90 deg. 00 min. 00 sec. right and run Westerly a distance of 153.59 feet to a point on the East line of Aaron Road in a curve to the left having a central angle of 29 deg. 24 min. 53 sec. and a radius of 317.24 feet; thence turn an angle of 96 deg. 39 min. 00 sec. left to cord and run an arc distance of 162.87 feet to a point; thence turn an angle of 83 deg. 21 min. left from cord and run Easterly a distance of 134.93 feet to a point on the East line of said 1/4 1/4; thence turn an angle of 90 deg. 00 min. 00 sec. left and run Northerly along said 1/4 1/4 line a distance of 160.0 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO:

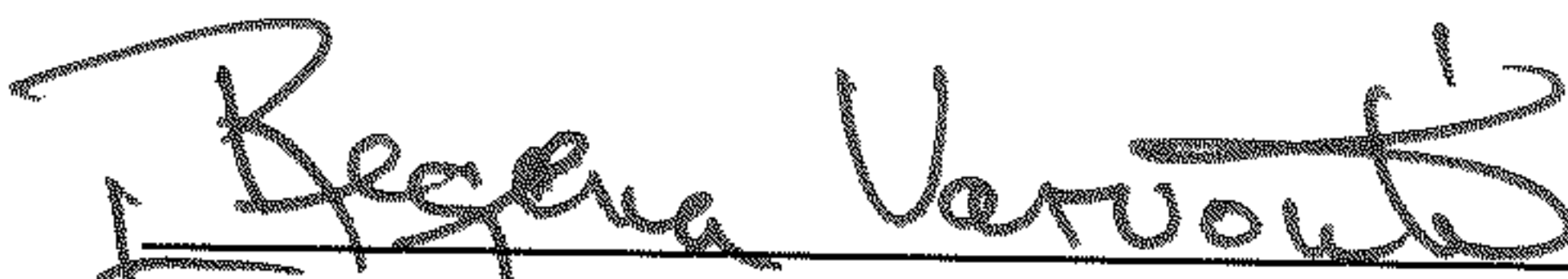
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

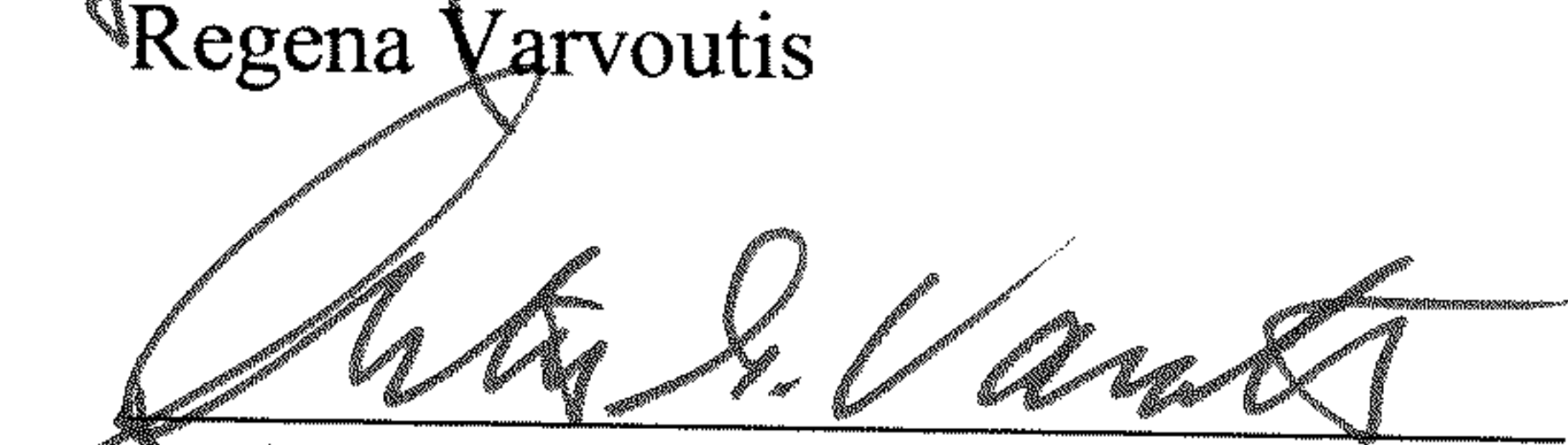
\$318,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 28 day of August, 2025.

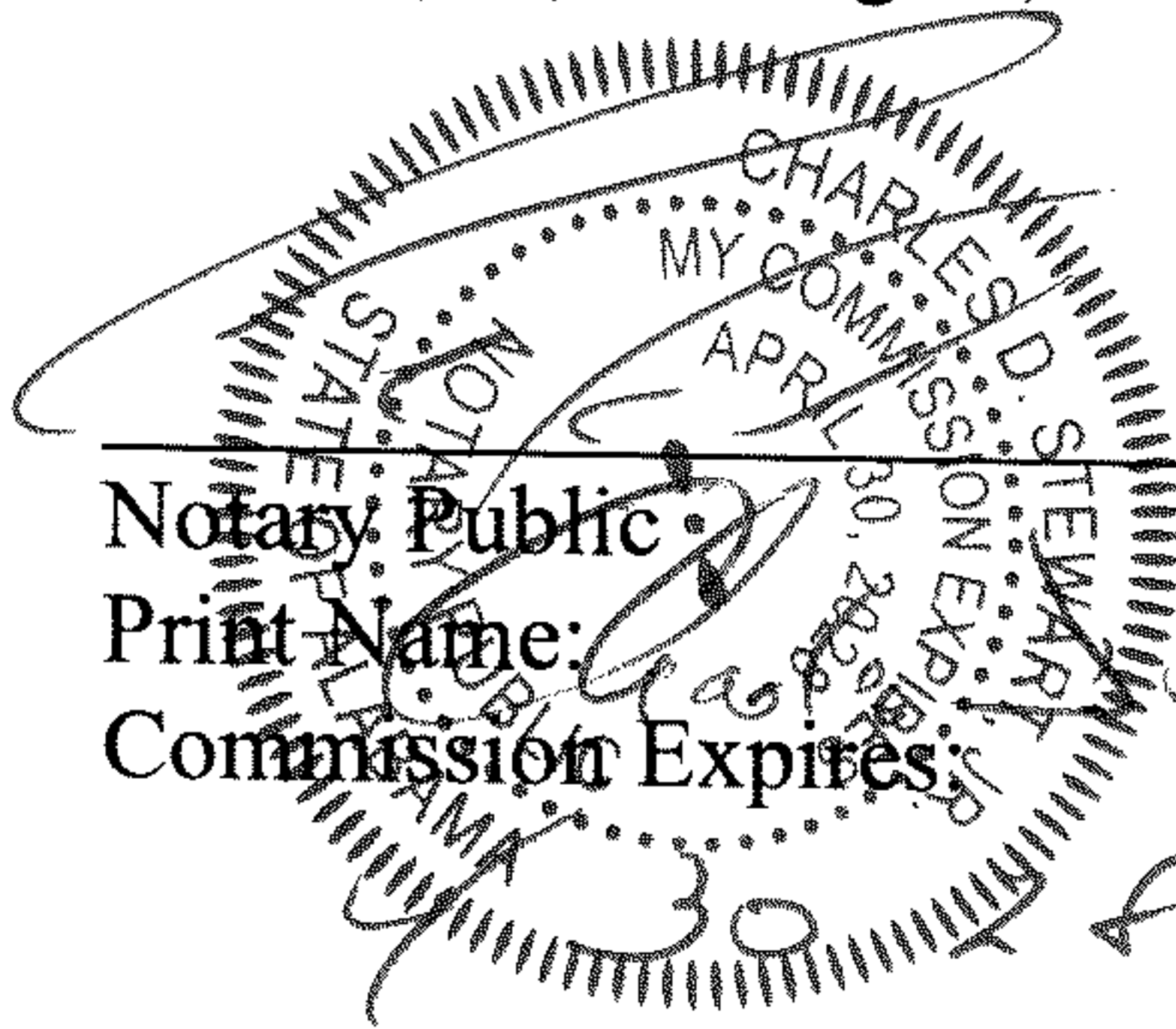

Regena Varvoutis


Arthur G Varvoutis

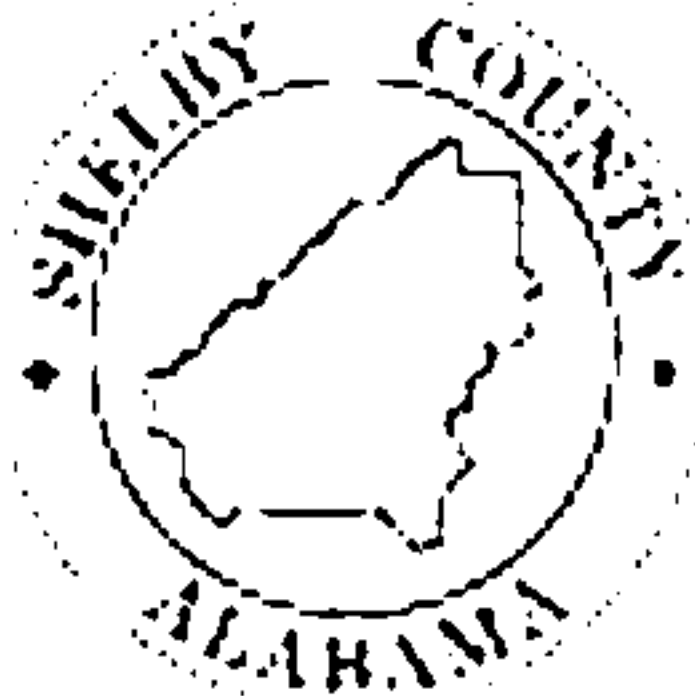
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Regena Varvoutis and Arthur G Varvoutis whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of August, 2025.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2028





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2025 11:48:24 AM
\$42.00 PAYGE
20250829000267160

