

Send Tax Notice to:  
Stephanie Wheeler and Anthony  
Wheeler  
1537 Highway 74  
Chelsea, AL 35043-6510

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

File: **PEL-25-7328**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00) 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 **Israel Cassimiro and Ladi Girardi, also known as Ladi G. Cassimiro, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

515 Woodbridge Trace, Chelsea, AL 35043

by **Stephanie Wheeler and Anthony Wheeler (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1537 Highway 74, Chelsea, AL 35043-6510

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 **1537 Highway 74, Chelsea, AL 35043-6510**, 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.

**\$640,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

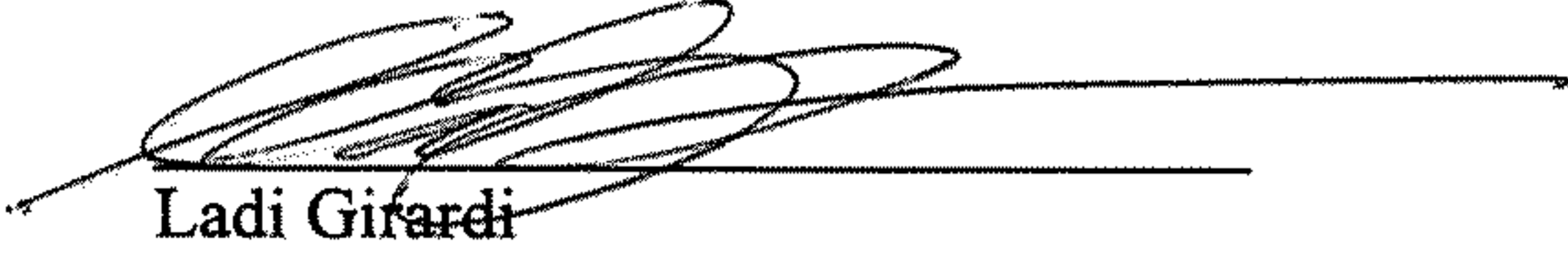
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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 August, 2025.



Israel Cassimiro

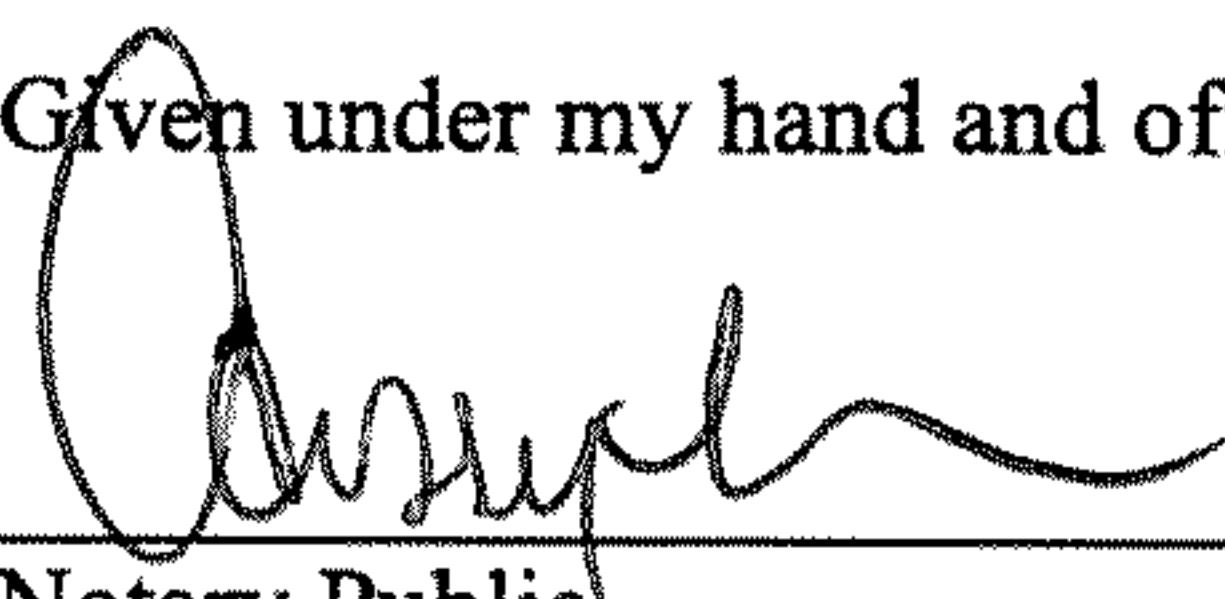


Ladi Girardi

STATE OF ALABAMA  
COUNTY OF SHELBY

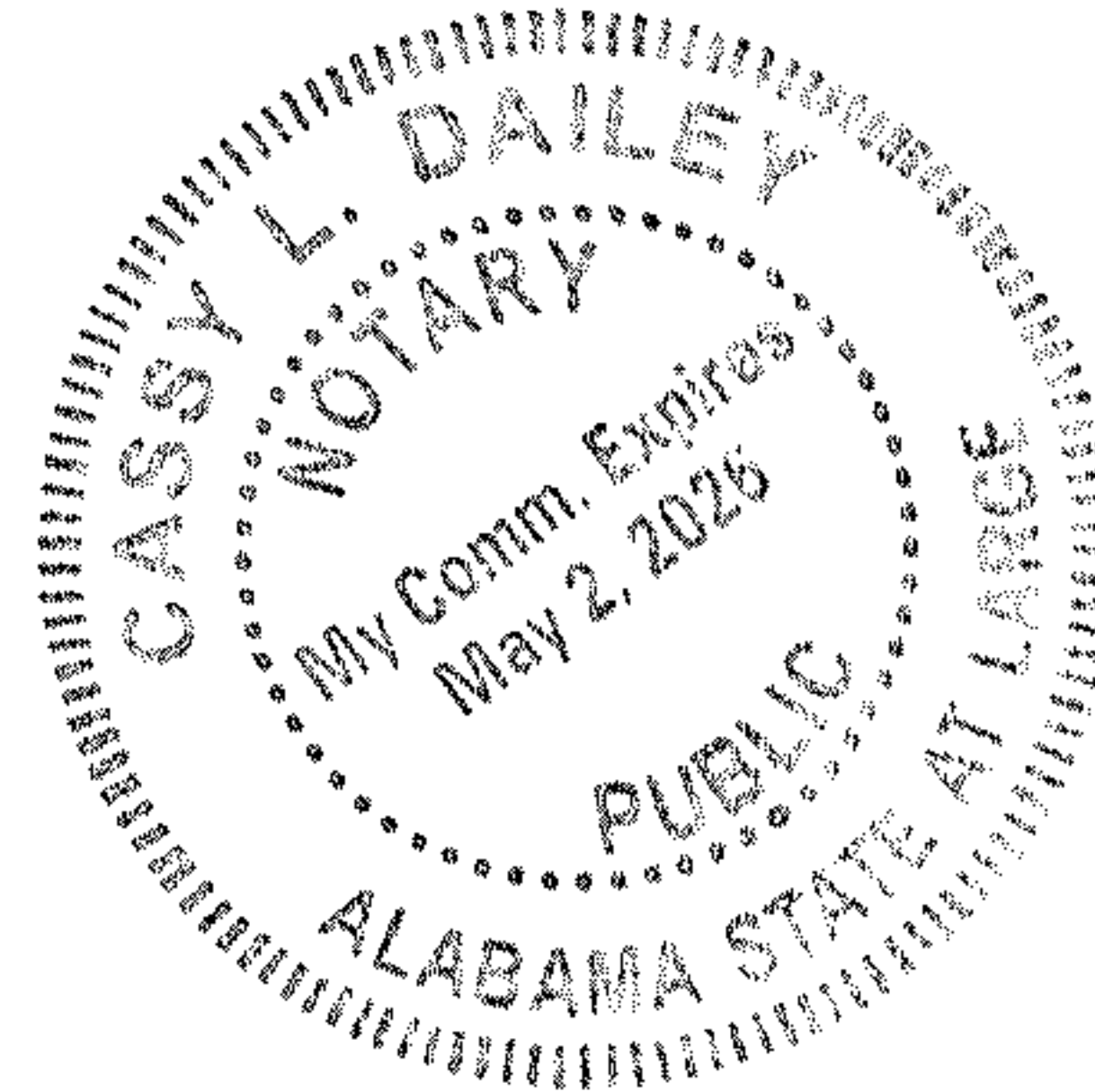
I, the undersigned Notary Public in and for said County and State, hereby certify that Israel Cassimiro and Ladi Girardi whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires: 05/02/2026



**EXHIBIT A**

**Property 1:**

The Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said section: thence run Westerly along the North line of said section 1,328.46 feet to the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said section and the Point of Beginning of the tract of land herein described; thence continue along last described course 664.25 feet: thence turn 90 degrees, 01 minutes, 57 seconds left and run Southerly 656.82 feet; thence run East along the Southerly line of subject property 664.25 feet; thence turn 89 degrees, 49 minutes, 03 seconds left and run Northerly 656.82 feet to the Point of Beginning. Less and except any part of land lying in the public road right of way.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/16/2025 08:02:07 AM**  
**\$139.00 KELSEY**  
**20250916000278180**

*Allen S. Bayl*