

Send Tax Notice to:
Timothy Winstead and Bethany G.
Winstead
739 Navajo Trail
Alabaster, AL 35007

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

File: PEL-25-7786

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)** 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 **Sheila Cleckler, also known as Sheila Gentry Cleckler, an unmarried person, and Sharon Atkinson, also known as Sharon Kay Atkinson, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

100 Greenfield Lane, Alabaster, AL 35007

by **Timothy Winstead and Bethany G. Winstead (herein referred to as "Grantee," whether one or more),** whose mailing address is

739 Navajo Trail, Alabaster, AL 35007

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 **739 Navajo Trail, Alabaster, AL 35007**, 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.

The grantor, Wanda Faye Gentry, in warranty deed recorded at instrument #20240426000122090, maintained a life estate in the property here in conveyed. Said Wanda Faye Gentry died on or about October 14, 2024.

The property herein conveyed does not constitute the homestead of Sharon Kay Atkinson, nor that of her spouse, neither is it contiguous thereto.

\$225,000.00 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 27th day of August, 2025.

Sheila Cleckler
Sheila Cleckler

Sharon Atkinson
Sharon Atkinson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sheila Cleckler, Sharon Atkinson and 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 27th day of August, 2025.

Cassy L. Dailey
Notary Public
My Commission Expires:

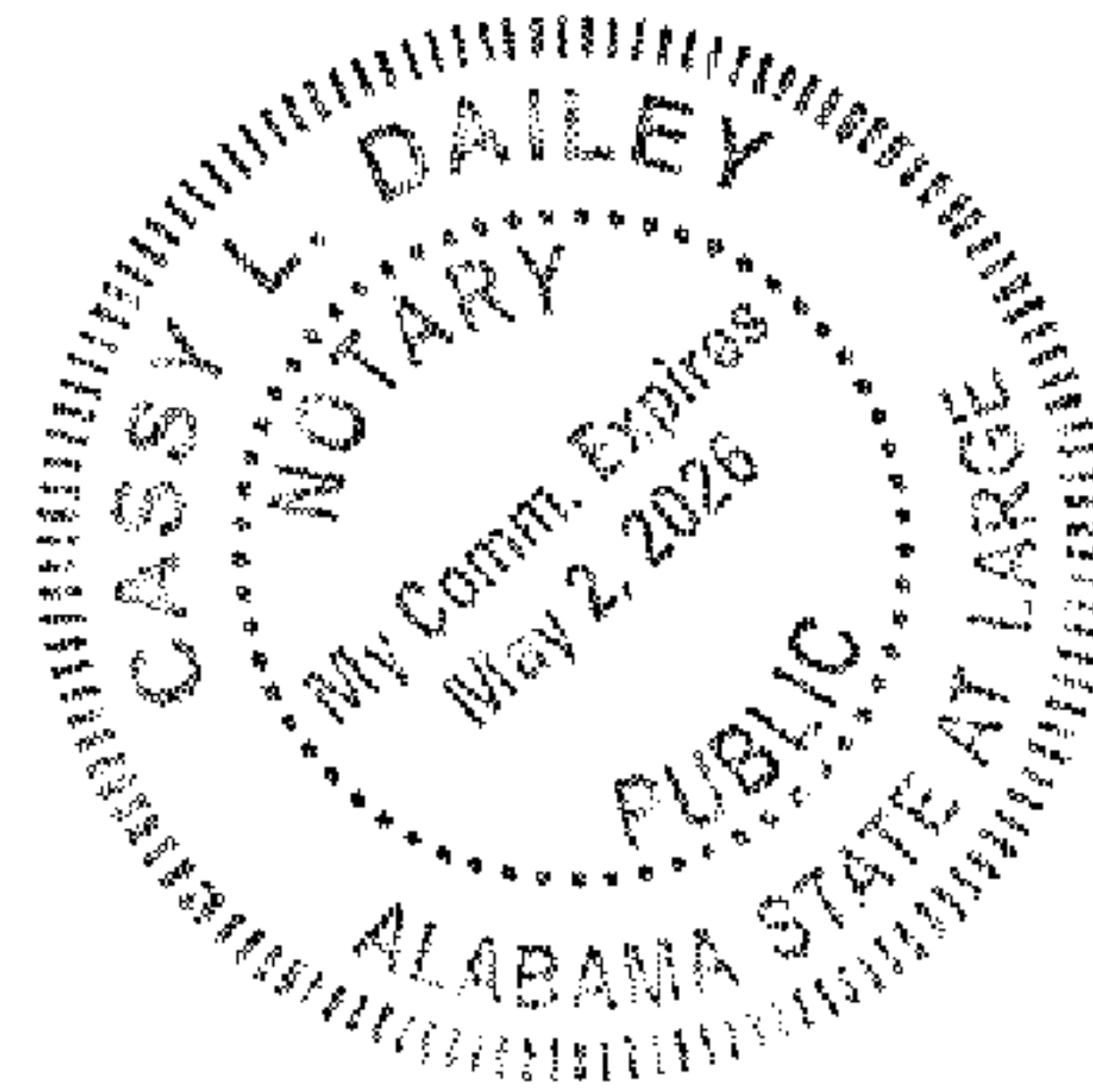
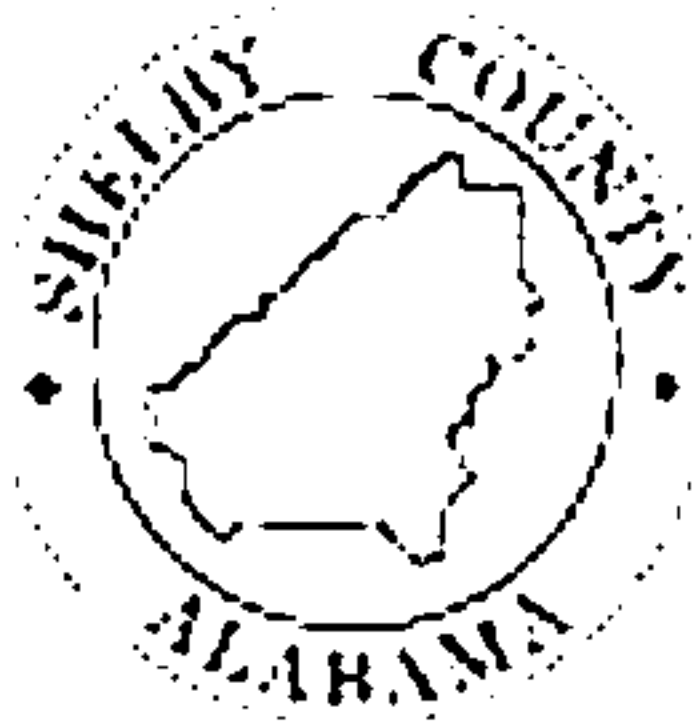


EXHIBIT A

Property 1:

LOT 3 IN BLOCK 7 ACCORDING TO THE MAP OF NAVAJO HILLS, FIRST SECTOR, AS
RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 5,
ON PAGE 18.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 08:22:04 AM
\$80.00 JOANN
20250916000278460

Allen S. Bayl