

**SEND TAX NOTICE TO:**  
Jaime Morgan  
119 Magnolia Ridge Circle  
Chelsea, AL 35043

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 **THREE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$359,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patricia Thomas, an unmarried person, acting through Mark A. Thomas, her attorney-in-fact**, whose address is 5532 Northridge Cir Hoover AL 35244, (hereinafter "Grantor", whether one or more), by **Jaime Morgan**, whose address is 119 Magnolia Ridge Circle, Chelsea, AL 35043, (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 **Jaime Morgan**, the following described real estate situated in Shelby County, Alabama, the address of which is **119 Magnolia Ridge Circle, Chelsea, AL 35043** to-wit:

**Lot 450 according to the Survey of Windstone IV as recorded in Map Book 27, Page 55, Shelby County, Alabama Records.**

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 \$339,900.00 executed and recorded simultaneously herewith.

**Patricia Thomas is one and the same as Patricia S. Thomas.**

**Patricia S. Thomas is the surviving grantee of that deed recorded in Instrument No. 2001-49935, in the Probate Office of Shelby County, Alabama; the other grantee J. Patrick Thomas, having died on or about the 26th day of January 2022.**

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

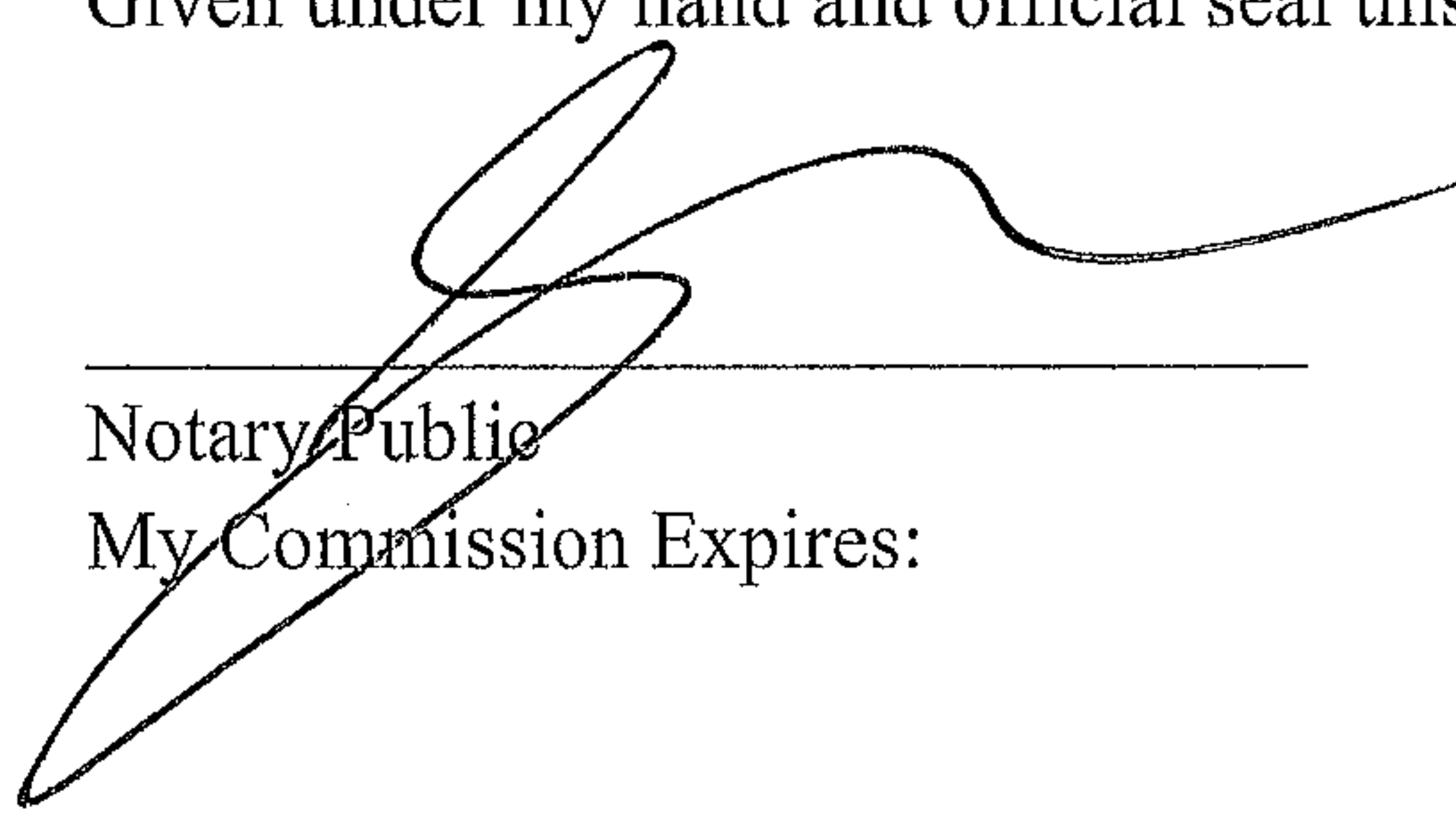
IN WITNESS WHEREOF, Grantor, Patricia Thomas, by Mark A. Thomas, as attorney-in-fact, has hereunto set his/her signature and seal on this 8th day of October, 2025.

*Patricia Thomas by Mark A Thomas Attorney in Fact*  
Patricia Thomas by Mark A. Thomas, Attorney-In-Fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark A. Thomas, whose name as attorney in fact for Patricia Thoams, 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 said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 8th day of October, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/09/2025 12:41:14 PM  
\$26.00 KELSEY  
20251009000312150

*Alexis Bayl*