

Send Tax Notice to:
Philip E. Bazinet, II and Karen M.
Bazinet
513 Rolling Hills Dr.
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-9683

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINETY SEVEN THOUSAND AND 00/100 (\$97,000.00)** 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

John G. Sowell and Mary W. Sowell, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

3444 Lynngate Circle, Birmingham, AL 35216

by **Philip E. Bazinet, II and Karen M. Bazinet** (herein referred to as "Grantee"), whose mailing address is

513 Rolling Hills Dr, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **160 Deerwood Lake Drive, Harpersville, AL 35078**, 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, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITHE.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 20th day of October,
2025

John G. Sowell
 John G. Sowell

Mary W. Sowell
 Mary W. Sowell

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John G Sowell and Mary W Sowell 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 20th day of October, 2025.

Notary Public
 My Commission Expires:

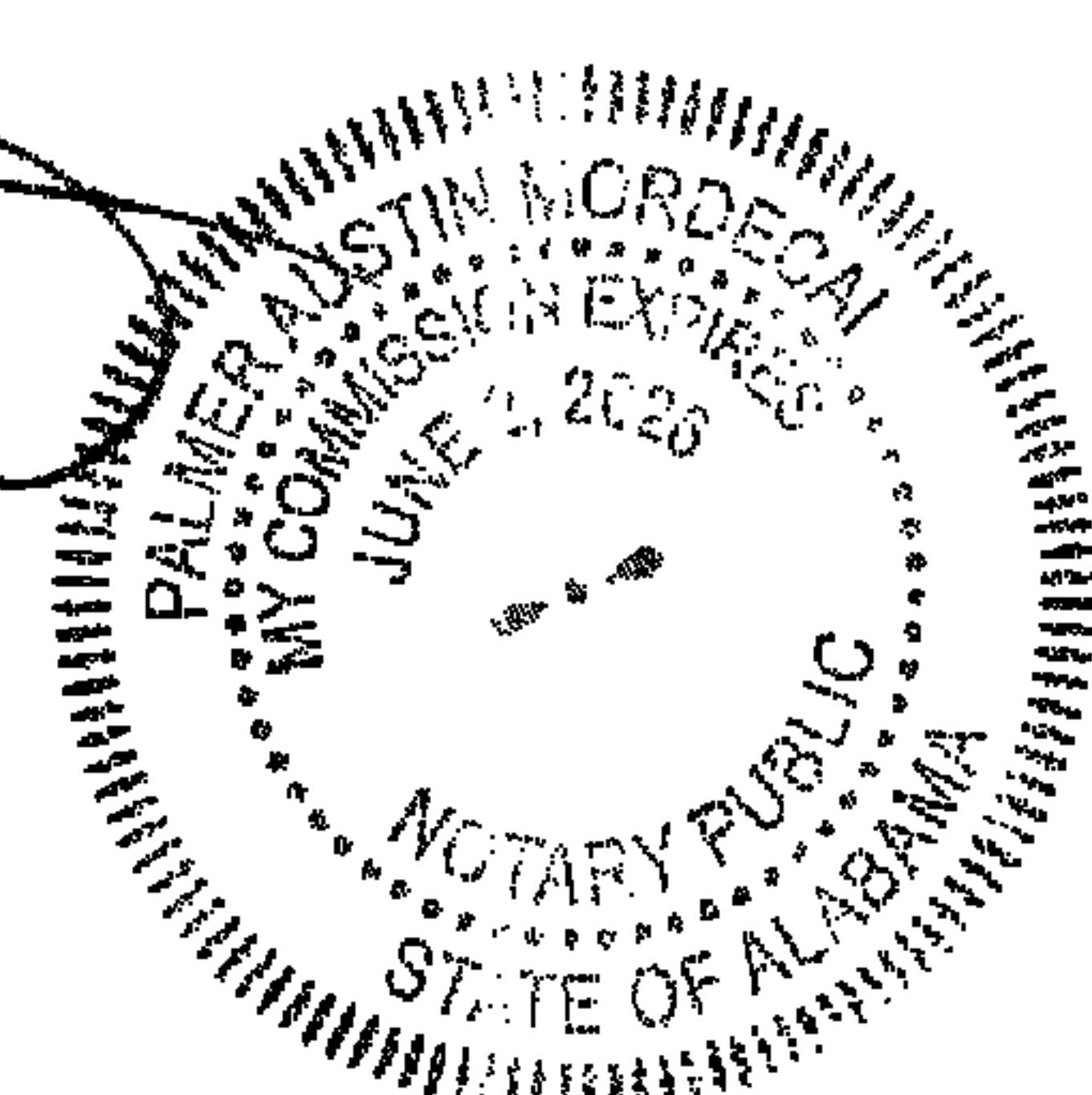
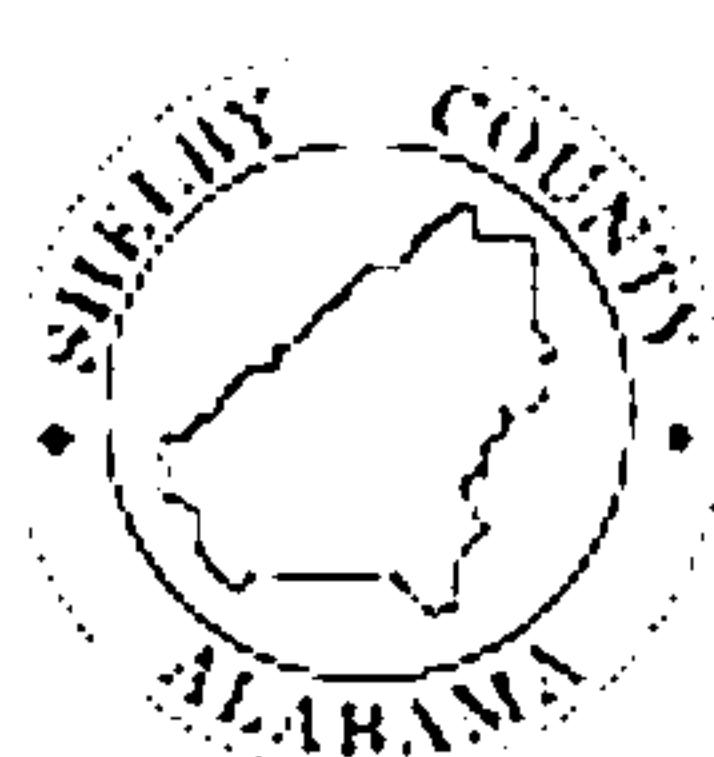


EXHIBIT A

Property 1:
Lot 35, according to the Survey of Deerwood Lake as recorded in Map Book 6, Page 30, in the Probate Office of
Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2025 08:02:49 AM
\$125.00 JOANN
20251022000323600
General Warranty Deed - Individual (AL)**

Allie S. Bayl