

Send Tax Notice to:
YELLOW HAMMER
PROPERTIES, INC
8170 Deer Haven Rd

Springville, AL 35146

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-10950

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)** 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 **Donald B. Reynolds, a single person and Peerli W. Reynolds, a single person, (herein referred to as "Grantor," whether one or more),** whose mailing address is

13470 Old Highway 49, Apt. F Gulfport, MS 39503

by **YELLOW HAMMER PROPERTIES, INC (herein referred to as "Grantee"),** whose mailing address is 8170 Deer Haven Road, Springville, AL 35146

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 **2616 North Chandalar Lane, Pelham, AL 35124,** 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.

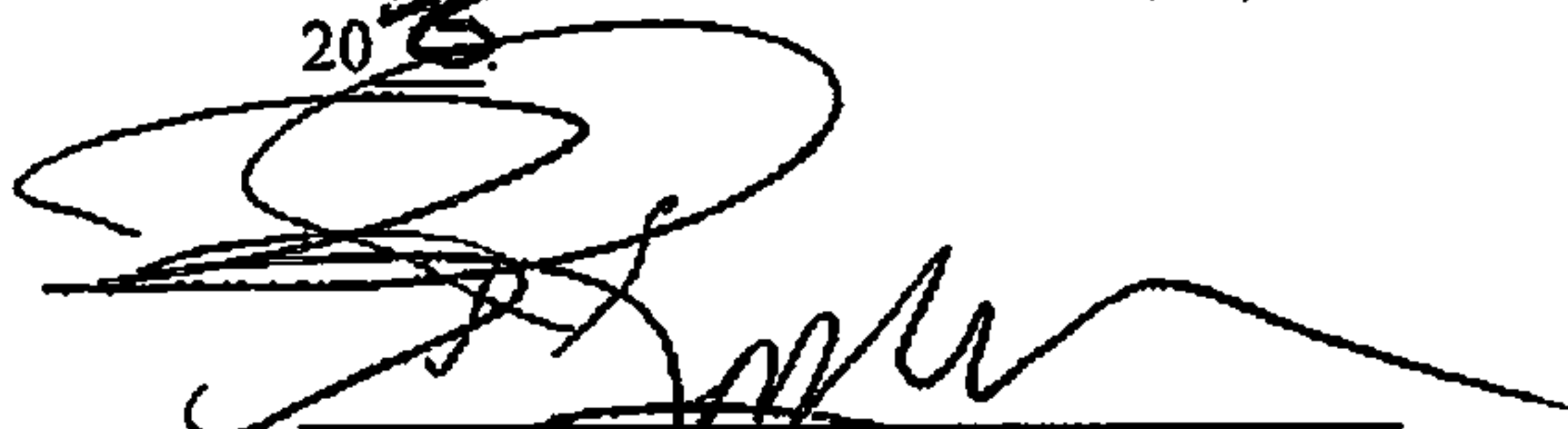
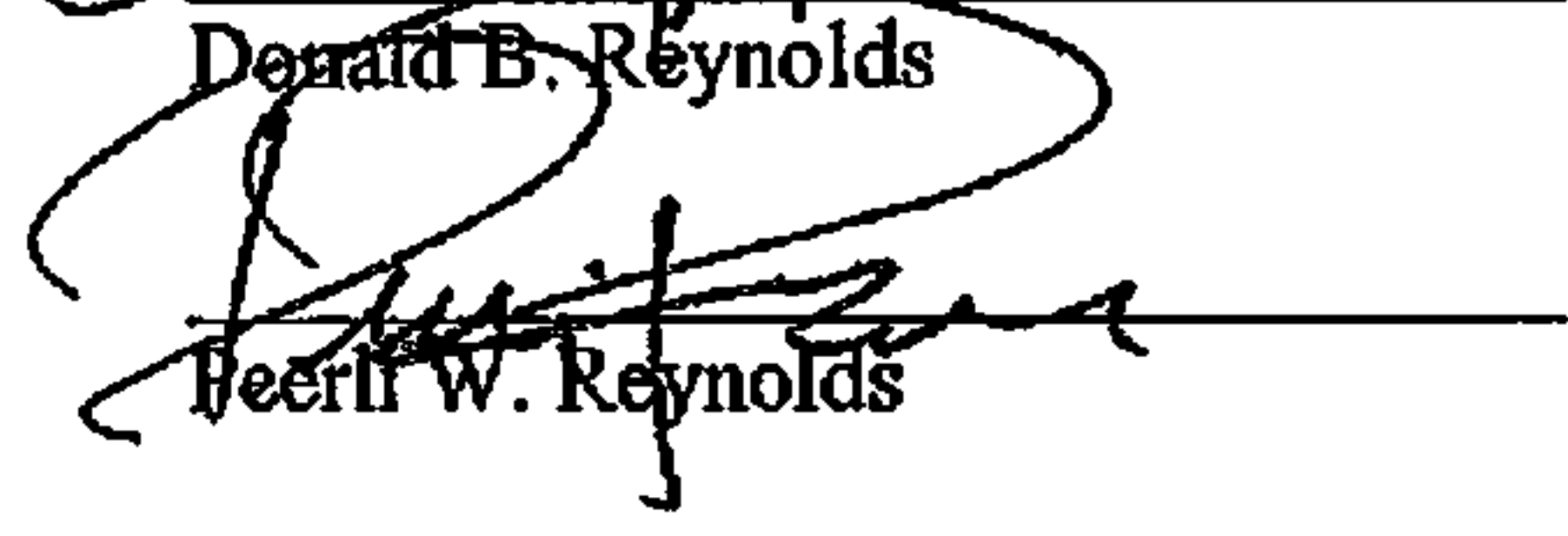
MINING AND MINERAL RIGHTS EXCEPTED.

\$259,820.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 22 day of OCTOBER 2025.


Donald B. Reynolds

Pearl W. Reynolds

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Donald B. Reynolds and Pearl W. Reynolds 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 22 day of October, 2025.


Notary Public
My Commission Expires: 11-3-28

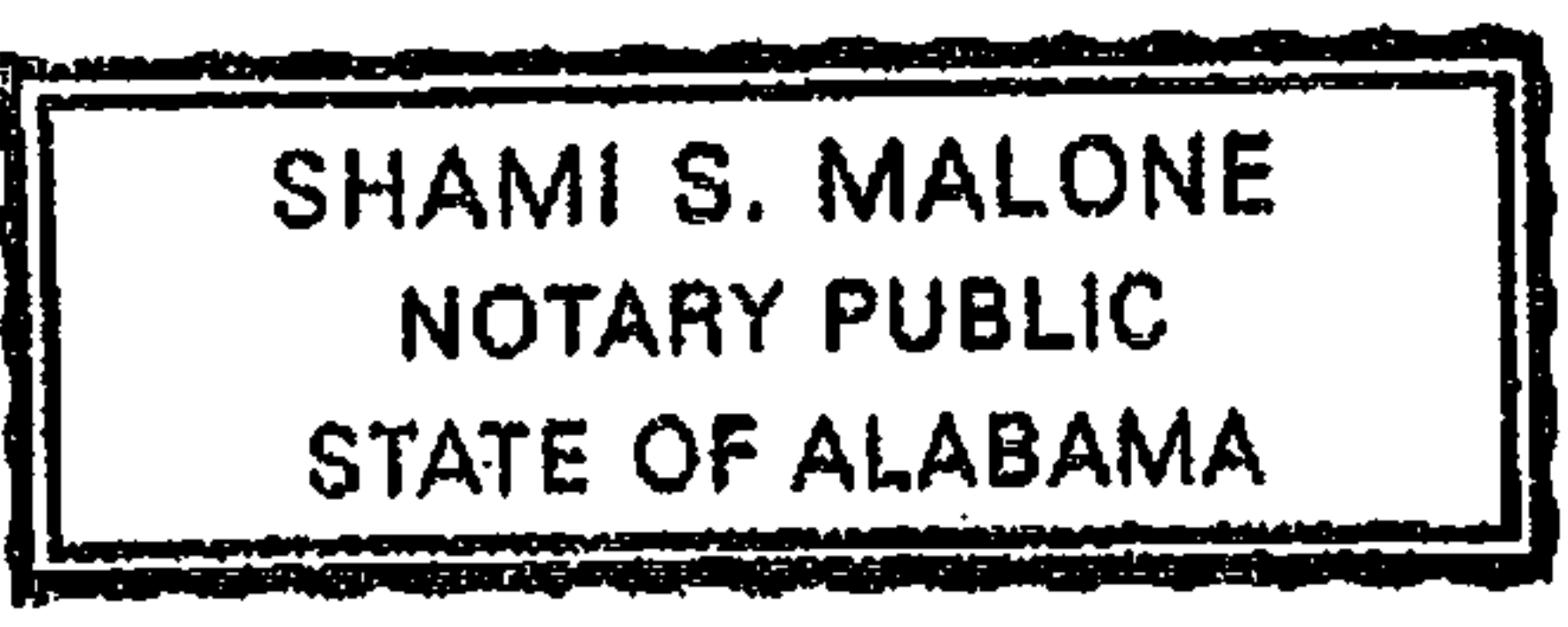


EXHIBIT A

Property 1:

Lot 25, according to the Map and Survey of Chanda Terrace, recorded in Map Book 10, Page 97, 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
10/23/2025 11:51:32 AM
\$29.00 BRITTANI
20251023000325350
General Warranty Deed - Individual (AL)

Allie S. Bayl