

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Douglas Bryant Wilkerson and Hallie Breau  
4966 Hawthorne Place  
Chelsea, AL 35043

**WARRANTY DEED**  
Joint With Right Of Survivorship

**STATE OF ALABAMA**            )  
  )  
**SHELBY COUNTY**             )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars (\$329,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Sarah Alexa Hutchens, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Douglas Bryant Wilkerson and Hallie Breau (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 6-25A, according to the Resurvey of Lots 6-21 to 6-32 of Chelsea Park 6th Sector, 6th Addition, as recorded in Map Book 44, Page 24 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Inst # 20041014000566950 in the Probate Office of Shelby County, Alabama and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Inst # 20111123000355310 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

Subject to a third party mortgage in the amount of \$296,910.00 executed and recorded simultaneously herewith.

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THEIR SPOUSE**

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28<sup>th</sup> day of October, 20 25.

*Sarah Alexa Hutchens*

**Sarah Alexa Hutchens**

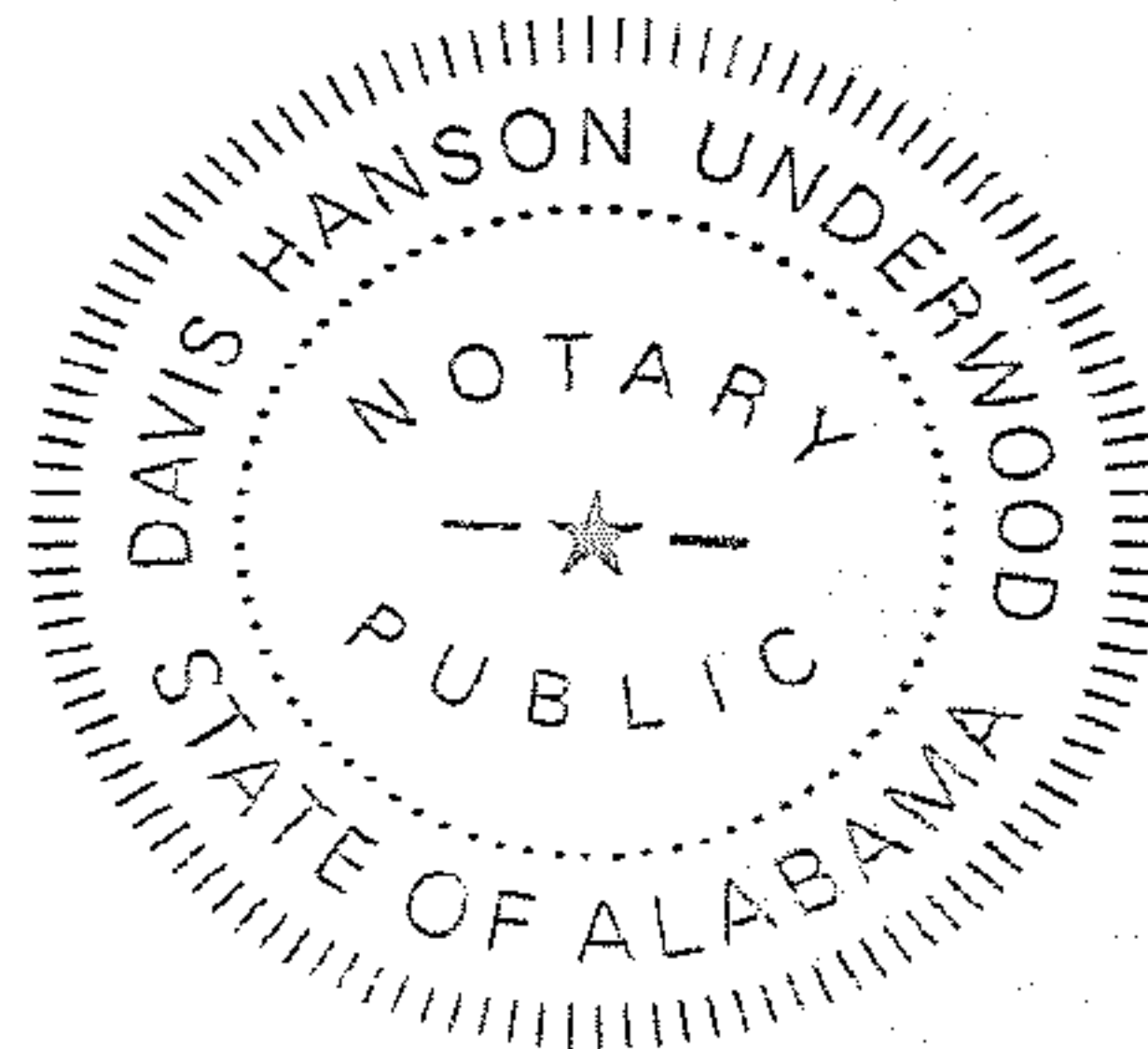
STATE OF ALABAMA  
COUNTY OF Shelby

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

Given under my hand and official seal on this 28<sup>th</sup> day of October, 20 25.

Notary Public

My commission expires: 07-24-27



**Real Estate Sales Validation Form**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sarah Alexa Hutchens

Grantee's Name Douglas Bryant Wilkerson and Hallie Breau

Mailing Address P.O. Box 600  
Brooksville, MS 39739

Mailing Address 4966 Hawthorne Place  
Chelsea, AL 35043

Property Address 4966 Hawthorne Place  
Chelsea, AL 35043

Date of Sale October 28, 2025  
Total Purchase Price \$329,900.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Appraisal

Sales Contract

Other: \_\_\_\_\_

Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

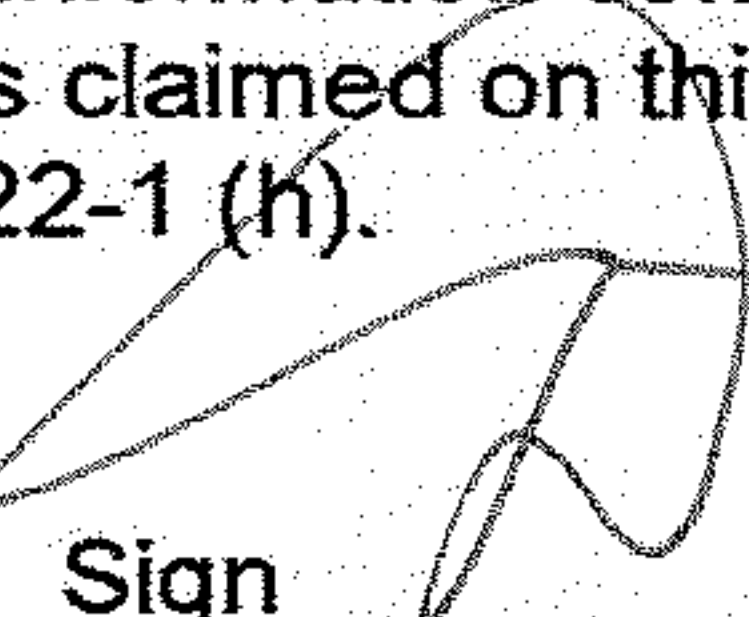
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

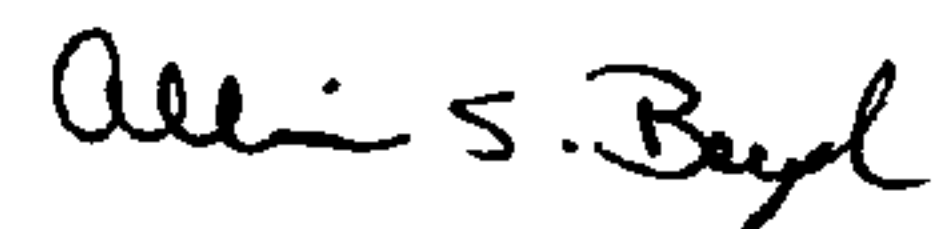
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: October 28, 2025

  
Sign \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/29/2025 01:13:40 PM  
\$61.00 JOANN  
20251029000331680



CT-2501134