



20251103000336140 1/2 \$525.00
Shelby Cnty Judge of Probate, AL
11/03/2025 11:09:45 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

BOND FOR TITLE/LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **JEFFREY BROWN, 3110 Hwy 51, Wilsonville, AL 35186, a married man conveying property not his homestead**, hereinafter referred to as "Grantor", and **J. LYNN WINFREY AND WIFE TRACY B. WINFREY, 244 Crystal Cove, Oxford, AL 36203**, hereinafter referred to as "Grantees", evidenced by their signatures herein below, do hereby enter into this Bond for Title, hereinafter referred to as "Contract", on this the 28th day of October, 2025, for the sale of that certain realty situated in Tallapoosa County, Alabama, specifically, to-wit:

Lot 1AB of the Resubdivision of Lot 1A of a Resubdivision of Lot 1 Yellow Leaf Estates as recorded in Plat Book 60 at Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

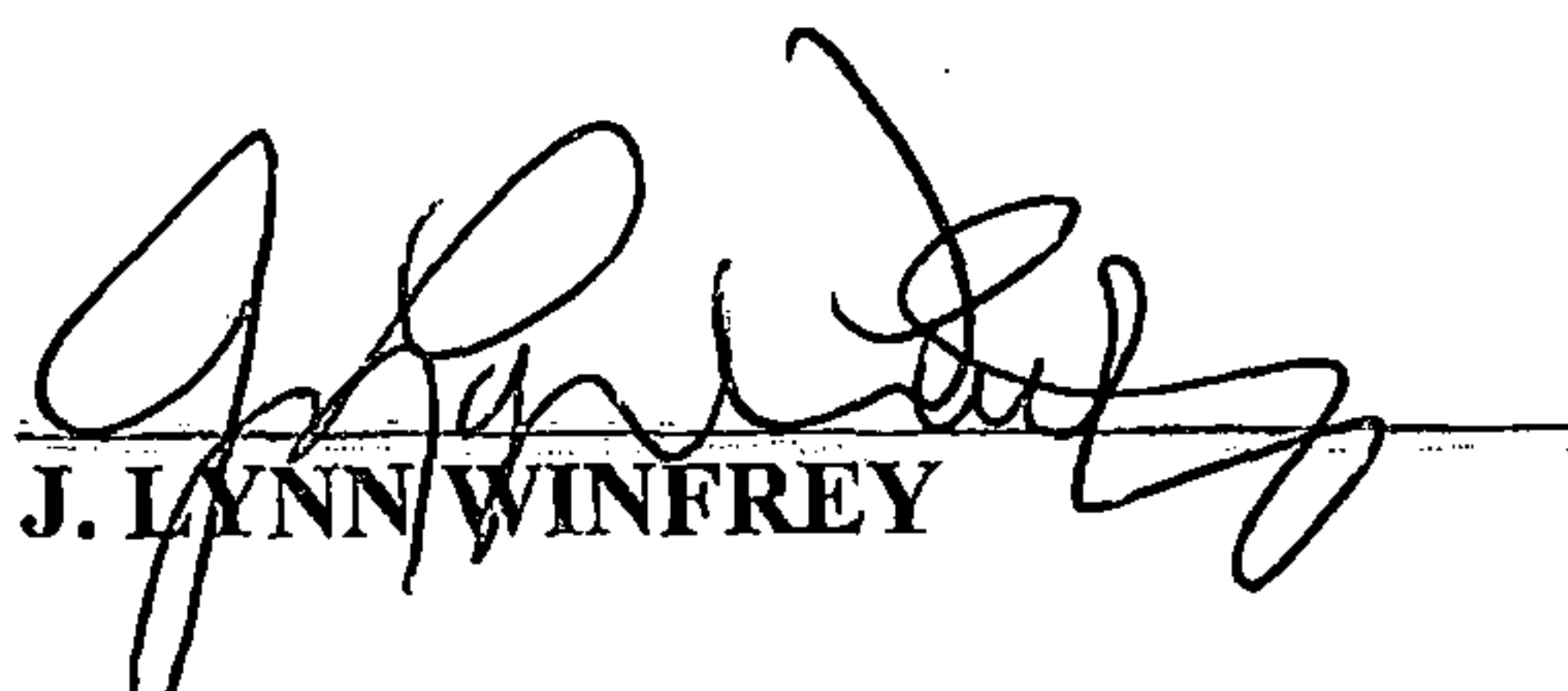
WHEREFORE, **JEFFREY BROWN**, hereinafter referred to as "Grantor", and **J. LYNN WINFREY AND WIFE TRACY B. WINFREY**, hereinafter referred to as "Grantees", do hereby mutually covenant and agree as follows:

1. Grantees acknowledges below the simultaneous execution of that certain promissory note herewith.
2. Grantor certifies that he is over the age of 21 years; of sound mind; and is lawfully seized of said realty; has the lawful authority to convey same; and is selling realty which is not her dwelling.
3. Grantees certify that they are over the age of 21 years; of sound mind; and may lawfully enter into this Contract and agree to be bound by all covenants expressed herein.
4. The purchase price of said realty shall be in the amount of FIVE HUNDRED THOUSAND and 00/100ths Dollars (\$500,000.00). The Grantees are giving a down payment to the Grantor in the amount of Seventy Five Thousand Dollars (\$75,000.00) and the remaining balance will be due on or before January 1, 2026.
5. Grantor will use the \$75,000.00 down payment to finish the construction of the dwelling on the property. Said dwelling is to be 100% complete prior to closing date..
6. Upon timely receipt of the entire purchase price of said realty, Grantor shall convey good and marketable title, free from all encumbrances to Grantees.
7. All of the covenants of this Contract shall extend to, inure to the benefit of, and be binding upon Grantor, Grantees, their respective heirs, devisees, personal representatives, successor, and assigns.



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IN WITNESS WHEREOF, we have placed our hands and seals on this the 28th
day of October, 2025.

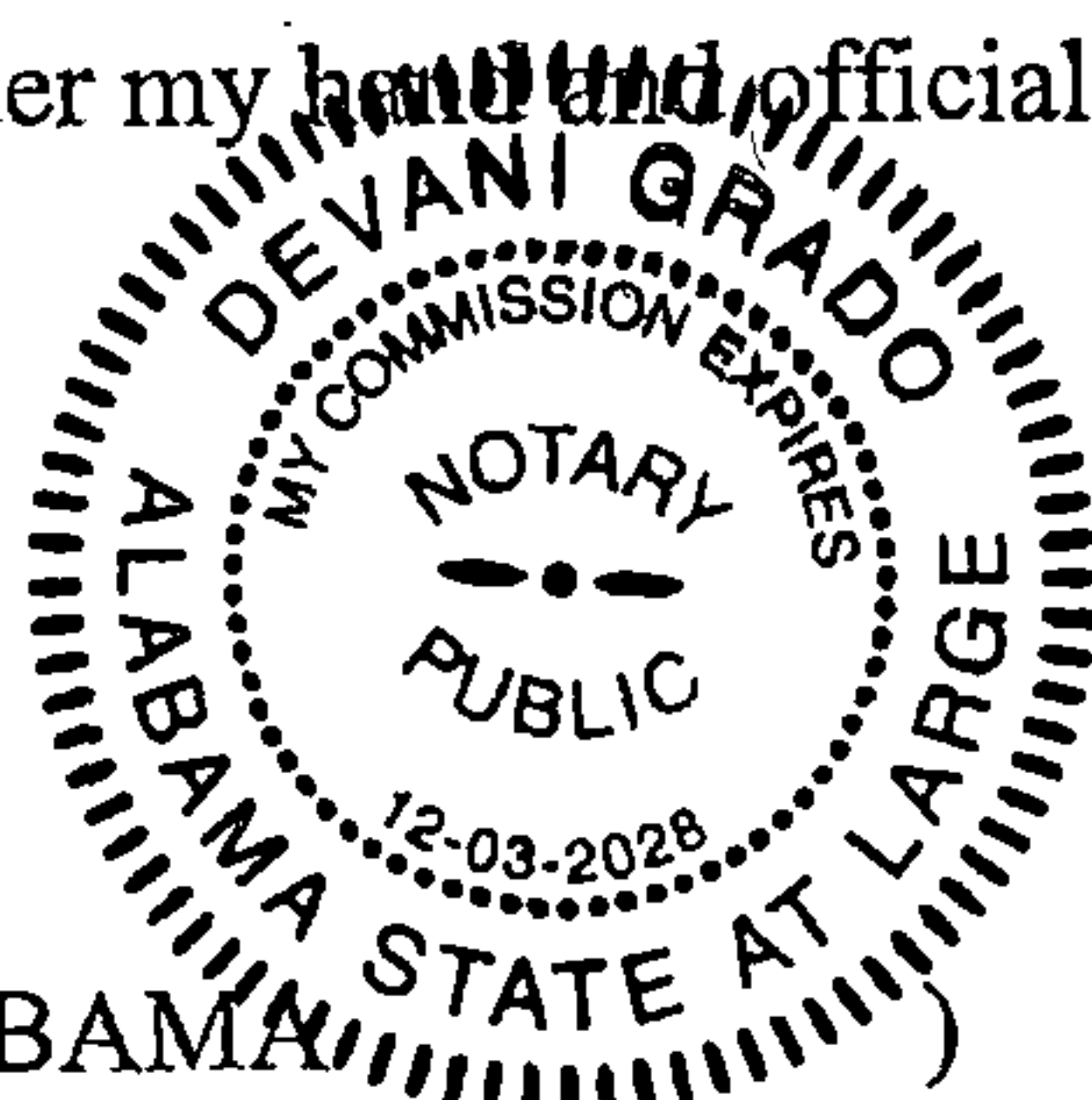

J. LYNN WINFREY

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JEFFREY BROWN, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2025.



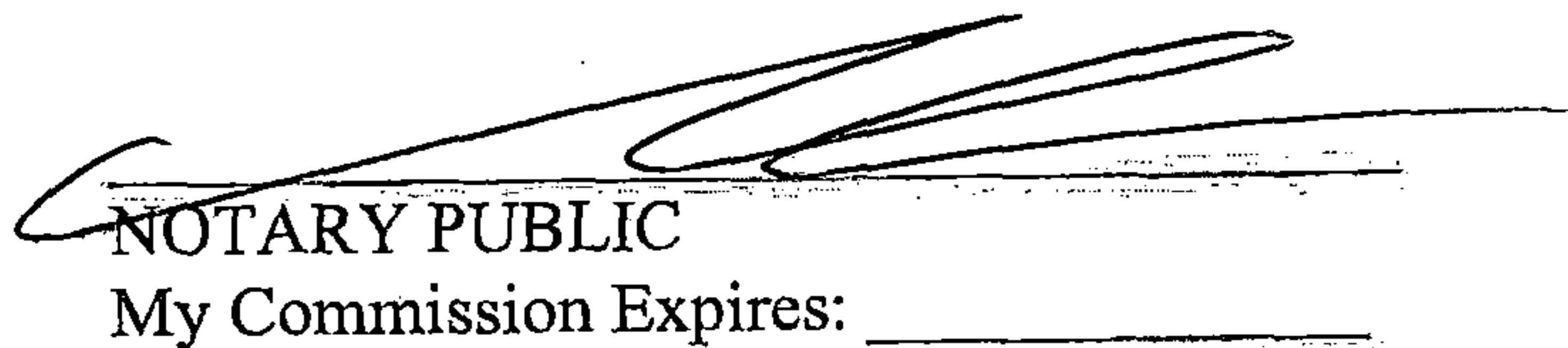

NOTARY PUBLIC

My Commission Expires: 12/3/2028

STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that J. LYNN WINFREY AND WIFE TRACY B. WINFREY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2025.


NOTARY PUBLIC
My Commission Expires: _____

This instrument was prepared by:
Robin F. Reynolds, P.C.
139 South Broadnax Street
Dadeville, Alabama 36853

