

Send Tax Notice to:
Nicholas A. Stone, Morgen A. Stone,
and Janice Vagner
303 Chestnut Lane

Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-11455**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED NINETY THOUSAND AND 00/100 (\$490,000.00)** 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

Dan W. Wilson and Harriett H. Wilson, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

277 Co. Rd. 1056, Clanton, AL 35046

by **Nicholas A. Stone, Morgen A. Stone, and Janice Vagner (herein referred to as "Grantee," whether one or more),** whose mailing address is

303 Chestnut Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **303 Chestnut Lane, Alabaster, AL 35007,** 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.

\$465,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 5th day of November, 2025.

Dan W. Wilson

Dan W. Wilson

Harriett H. Wilson

Harriett H. Wilson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Dan W. Wilson and Harriett H. Wilson 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 5th day of November, 2025.

Cassy L. Dailey

Notary Public

My Commission Expires:

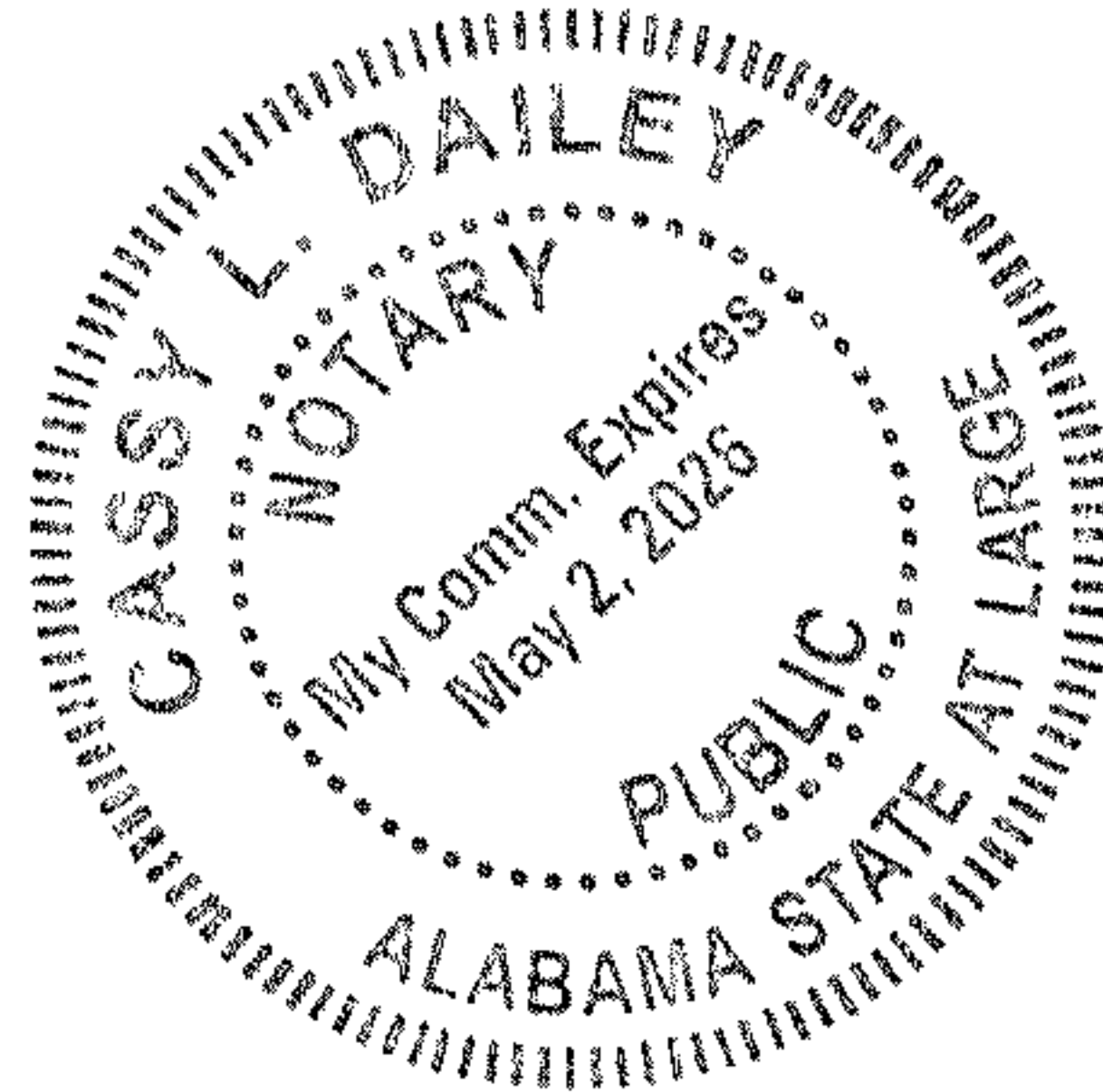


EXHIBIT A

Property 1:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 3 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG THE WEST LINE OF SAID 1/4-1/4 EXTENSION A DISTANCE OF 992.65 FEET; THENCE TURN RIGHT 131 DEGREES 39 MINUTES 38 SECONDS A DISTANCE OF 507.30 FEET; THENCE TURN LEFT 16 DEGREES 03 MINUTES 18 SECONDS A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 43 DEGREES 20 MINUTES 02 SECONDS A DISTANCE OF 349.60 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 450.0 FEET TO THE RIGHT OF WAY OF A PAVED PUBLIC ROAD (CHESTNUT LANE), SAID POINT BEING THE OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 17 DEGREES 03 MINUTES 20 SECONDS AND A RADIUS OF 720.01 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY A DISTANCE OF 214.32 FEET TO THE END OF SAID CURVE; THENCE TURN RIGHT AS MEASURED FROM THE CHORD OF SAID CURVE OF 81 DEGREES 28 MINUTES 20 SECONDS A DISTANCE OF 480.91 FEET; THENCE TURN RIGHT OF 23 DEGREES 54 MINUTES 43 SECONDS FOR A DISTANCE OF 22.11 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2025 10:02:08 AM
\$53.50 JOANN
20251106000340900

Allen S. Boyd