

Send Tax Notice to:
Heather M. Casey
130 Quail Run Circle

Wilsonville, AL 35186

This Instrument Prepared By:
Robert McNearney
717 Kerr Drive
Gardendale, AL 35071

File: **GDL-25-10989**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$179,900.00)** 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 **Michael Blawn and Jeannette Blawn, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2105 Cog Hill Drive, Corona, CA 92883

by **Heather M. Casey (herein referred to as "Grantee")**, whose mailing address is

130 Quail Run Circle, Wilsonville, AL 35186

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 **130 Quail Run Circle, Wilsonville, AL 35186**, 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.


\$176,641.00 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 12th day of NOV, 2025.


Michael Blawn


Jeannette Blawn

STATE OF _____
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Blawn and Jeannette Blawn 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 _____ day of November, 2025.

See attached

Notary Public
My Commission Expires:

EXHIBIT A

Property 1:

Lot 6, according to the survey of Quail Estates, as recorded in Map Book 26, Page 73, in the Probate Office of Shelby County, Alabama.

Together with a 2025 Clayton Manufactured Home Model # 37SAV28483BH25, Serial No. CS2032190TNAAC which has been permanently affixed to the land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2025 03:53:21 PM
\$32.00 JOANN
20251114000350270

Alli S. Beyl

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On November 12, 2025 before me, Maria A. Herrera, Notary Public

(Here insert name and title of the officer)

personally appeared Michael Blawn and Jeannette Blawn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

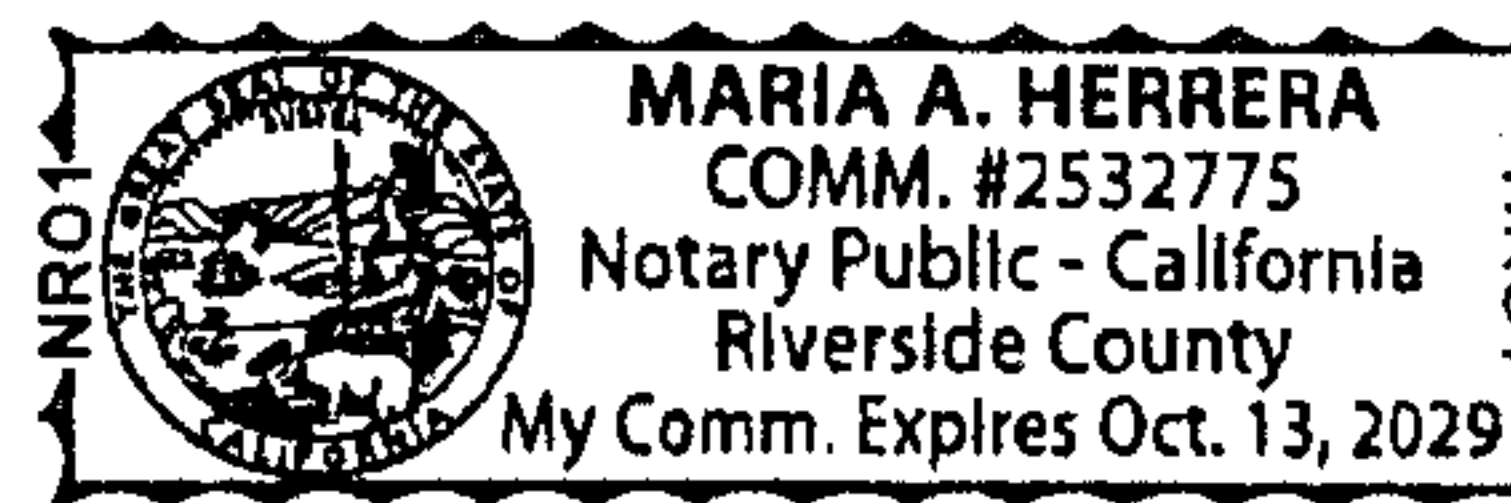
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maria A. Herrera

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
General warranty Deed
Number of Pages 3 Document Date 11/12/25

CAPACITY CLAIMED BY THE SIGNER
Individual (s)
Corporate Officer
Partner(s)
Attorney-in-Fact
Trustee(s)
Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
Print the name(s) of document signer(s) who personally appear at the time of notarization.
Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
Signature of the notary public must match the signature on file with the office of the county clerk.
Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
Indicate title or type of attached document, number of pages and date.
Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
Securely attach this document to the signed document with a staple.