

Send Tax Notice to:
Julie Deanne Alves and Chelsea
Nicole Taylor
106 Augusta Way
Helena, AL 35080

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

File: **PEL-25-11310**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$338,000.00)** 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 **Van R. Wilson and Sara Edde Wilson, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

268 Lakeview Circle, Cropwell, AL 35054

by **Julie Deanne Alves and Chelsea Nicole Taylor (herein referred to as "Grantee"),** whose mailing address is

106 Augusta Way, Helena, AL 35080

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 **106 Augusta Way, Helena, AL 35080,** 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.

\$331,877.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Sare Edde Wilson and Sara E. Wilson are one and the same.

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 12 day of November 2025

V-R Wilson
Van R. Wilson

Sara Edde Wilson
Sara Edde Wilson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Van R. Wilson and Sara Edde 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 12 day of November, 2025.

Cassy L. Dailey
Notary Public
My Commission Expires: 05/02/2026

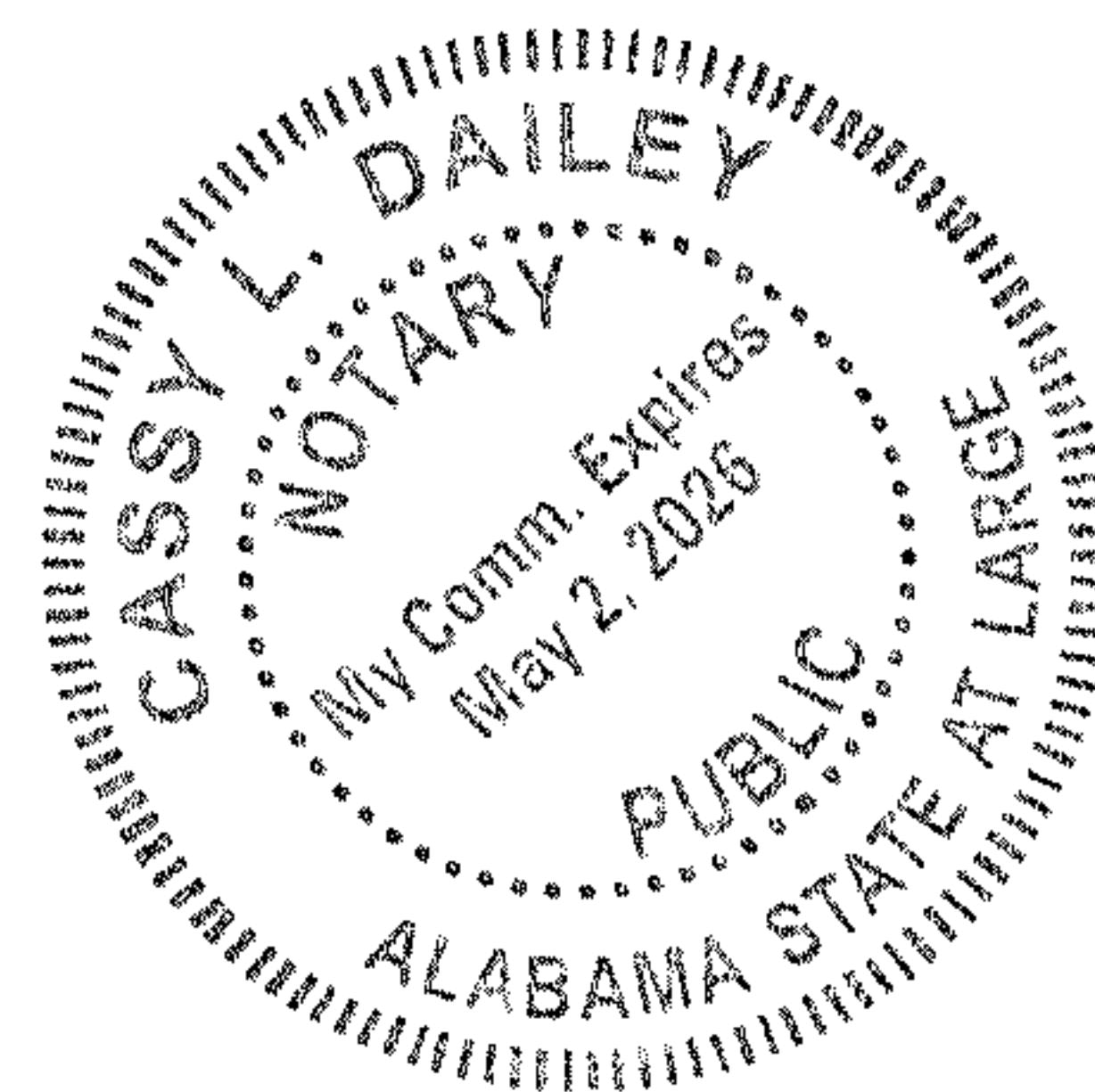


EXHIBIT A

Property 1:

Lot 3, according to the Map and Survey of Augusta Pointe, as recorded in Map Book 13, Page 9, and in Map Book 13, Page 126, in the Office of the Judge of Probate of Shelby county, Alabama.

Commence at the southeast corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence North 23 degrees 32 minutes West a distance of 310.60' to a point; Thence run North 88°30'21" West a distance of 322.90' to the point of beginning of the property. Parcel 2-A being described; Thence continue along last described course a distance of 116.69' to a point; Thence turn a deflection angle of 154°45'27" right and run northeasterly a distance of 129.00' to a point; Thence turn a deflection angle of 115°14'41" right and run South 01°29'39" West a distance to 55.00' to the point of beginning, containing 3,209 square feet or 0.073 of an acre more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2025 09:20:24 AM
\$35.50 JOANN
20251120000356090

Allie S. Bayl