

Send Tax Notice to:
Karen K. Douglass and Thomas C.
Douglass
1161 Butler Rd.
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-11403

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$420,000.00)** 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

Joan Ellis Stinson, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

3489 Wildewood Drive, Pelham, AL 35124

by **Karen K. Douglass and Thomas C. Douglass (herein referred to as "Grantee"),** whose mailing address is
1161 Butler Road, Alabaster, AL 35007

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 **1161 Butler Rd., 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.

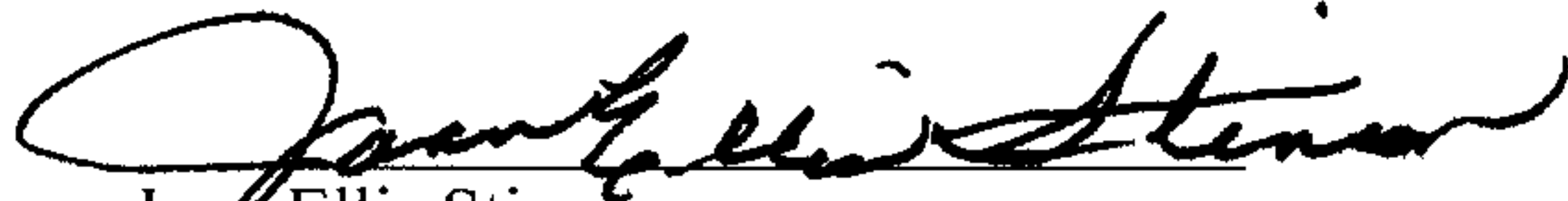
MINING AND MINERAL RIGHTS EXCEPTED.

\$399,000.00 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 18 day of Nov, 2025


Joan Ellis Stinson

STATE OF FLORIDA
COUNTY OF Escambia

I, the undersigned Notary Public in and for said County and State, hereby certify that Joan Ellis Stinson 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 18 day of November, 2025.


Notary Public
My Commission Expires: 10-14-2026
Physical Presence



TAMECHIA NEDDS
Commission # HH 319061
Expires October 14, 2026

EXHIBIT A

Property 1:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 22 Township 21 South, Range 3 West, described as follows:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 22 and run South 01 degrees 05 minutes 40 seconds East along the West boundary of said 1/4-1/4 Section for 749 feet; thence North 89 degrees 06 minutes 10 seconds East for 302.80 feet to the point of beginning; thence continue along previous course for 200 feet; thence South 16 degrees 47 minutes 30 seconds for 503.34 feet to a point on a curve on the North boundary of Highway No. 12, said curve having a central angle of 28 degrees 45 minutes 23 seconds and a radius of 656.16 feet; thence Westerly along said curve for 329.32 feet to the point of tangent; thence North 75 degrees 00 minutes 28 seconds West along said North boundary for 12.08 feet; thence North 00 degrees 57 minutes 00 seconds West for 473.00 feet to the point of the beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2025 02:35:34 PM
\$49.00 JOANN
20251120000356860

Allen S. Bayl