

Send Tax Notice to:
Shane Bailey
12 River Run Circle
Childersburg, AL 35044

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

File: **PEL-25-11451**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00) 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 **Teresa Brooke, FKA Teresa Hamby, and Jennifer Brooke, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1586 Mooney Road, Columbiana, AL 35051

by **Shane Bailey (herein referred to as "Grantee")**, whose mailing address is

12 River Run Circle, Childersburg, AL 35044

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 **1510 Mooney Road, Columbiana, AL 35051**, 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.

\$208,000.00 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 21 day of November, 2025

Teresa Brooke
Teresa Brooke

Jennifer Brooke
Jennifer Brooke

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Teresa Brooke and Jennifer Brooke 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 21 day of November, 2025.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027

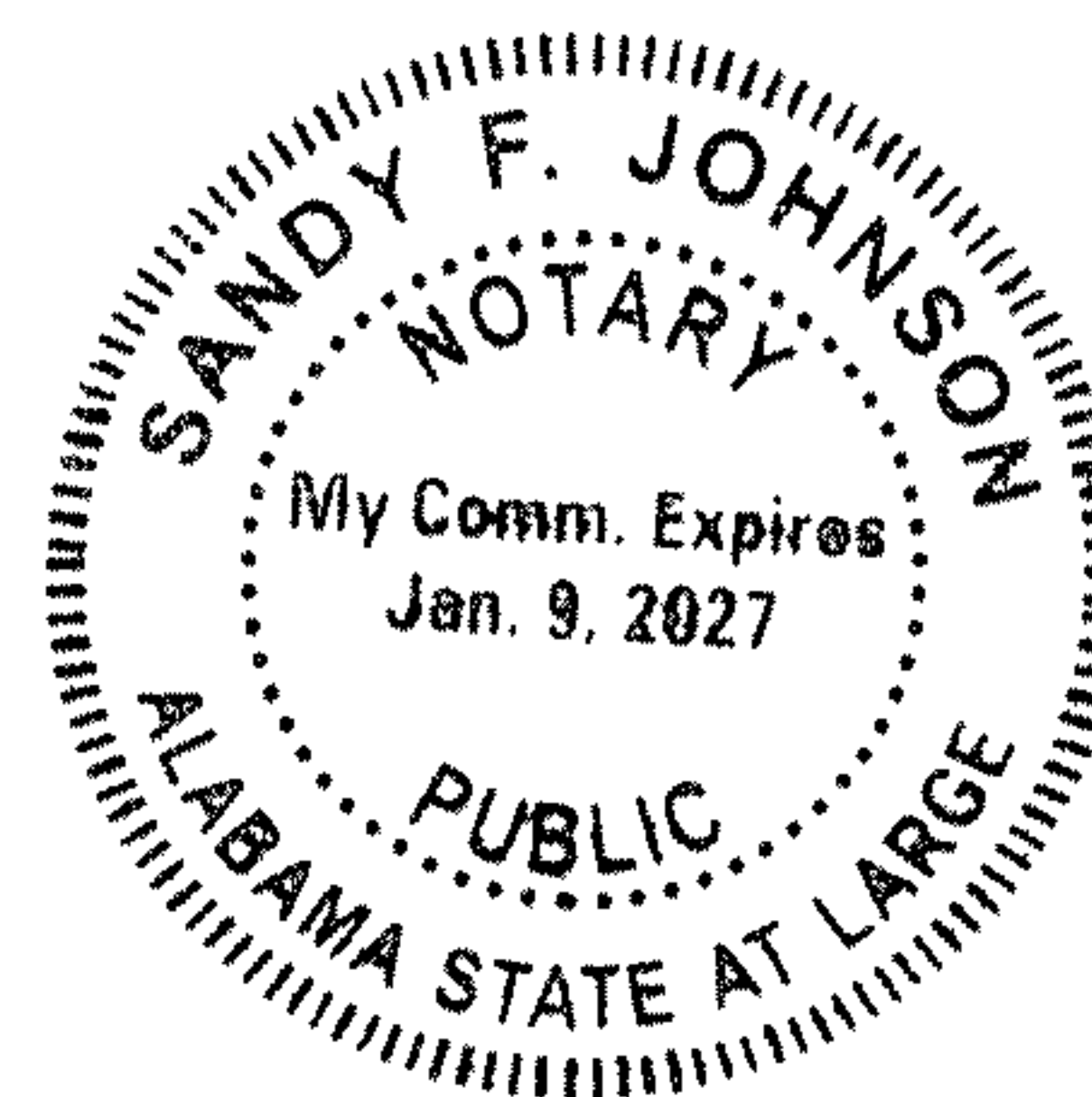


EXHIBIT A

Property 1:

Lot 18A, of a Resurvey of Lots 18, 19 & 20, Mooney Estates, as recorded in Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13, Page 30, situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2025 09:00:44 AM
\$274.00 JOANN
20251125000361460

Allen S. Bayl