

Send Tax Notice to:
Barbara F. Pugh
185 Wilson Glen Drive
Wilsonville, AL 35186

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-12037

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$135,000.00) 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 James Edward Dunn and Tracey Lynn Dunn, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

185 Wilson Glen Dr. Wilsonville, AL 35186

by Barbara F. Pugh (herein referred to as "Grantee"), whose mailing address is

185 Wilson Glen Drive, 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 185 Wilson Glen Drive, 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.

\$132,554.00 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 Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we)have hereunto set our hands and seals, this 2nd day of December, 2025.

James Edward Dunn
James Edward Dunn
Tracey Lynn Dunn
Tracey Lynn Dunn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James Edward Dunn and Tracey Lynn Dunn whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2025.

Summer Lynn Bourg
Notary Public
My Commission Expires: 8/29/27

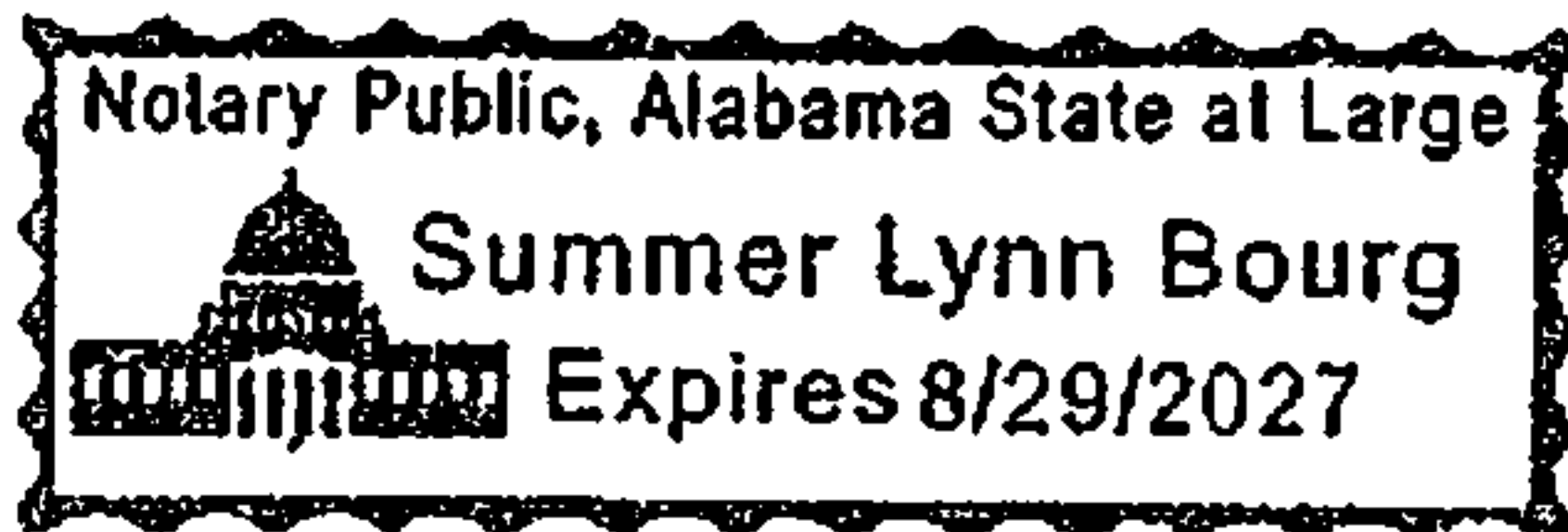


EXHIBIT A

Property 1:

Lot 14, according to the Survey of Wilson's Glen, 1st Sector, as recorded in Map Book 27, Page 47, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. TOGETHER WITH a double-wide manufactured home, identified as a 2001 Waverlee Mobile Home, VIN #19L01746X and VIN #19L01746U, which has been permanently affixed to the real estate



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2025 08:03:45 AM
\$30.50 PAYGE
20251203000369550

Allie S. Bayl