

SEND TAX NOTICE TO:
Wesley E. Coffee
540 11th Street Northwest
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$259,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Russell T. Forehand and Martha Moon Forehand, husband and wife**, whose address is 4848 Cornelius Drive, Gardendale, AL 35071 (hereinafter "Grantor", whether one or more), by **Wesley E. Coffee**, whose address is 540 11th Street Northwest, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Wesley E. Coffee**, the following described real estate situated in Shelby County, Alabama, **the address of which is 540 11th Street Northwest, Alabaster, AL 35007 to-wit:**

Lot 4, Block 3, according to Hamlet Second Sector, as recorded in Map Book 8, Page 36, in the Probate Office of Shelby County, Alabama.

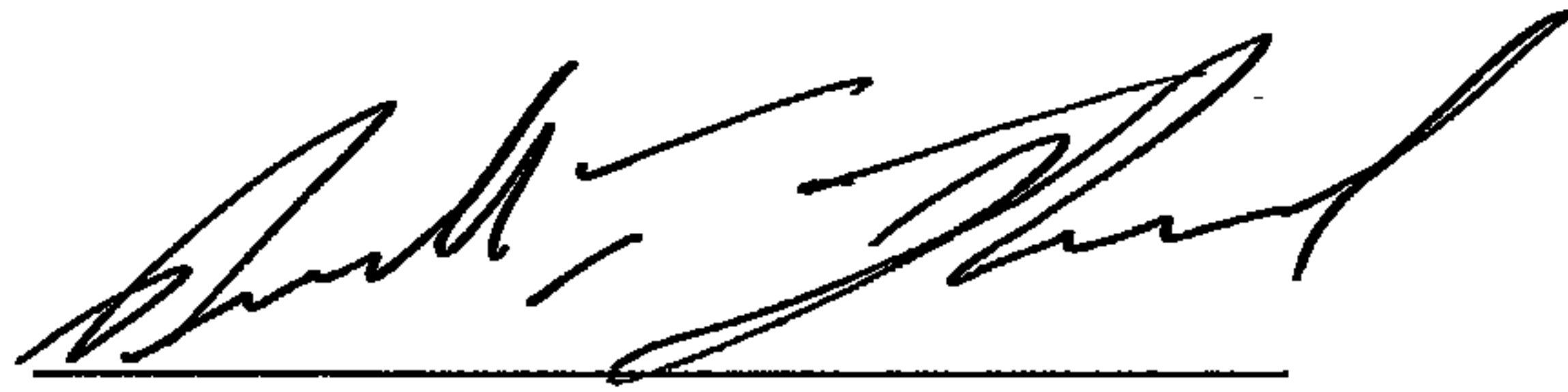
It appears that John W. Nance, joint grantee in that deed recorded in Instrument No. 20090406000125550, is deceased, having reportedly departed this life on or about January 31, 2011, per obituary, and Grantor makes no certification regarding said death.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$244,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of December, 2025.



Russell T. Forehand

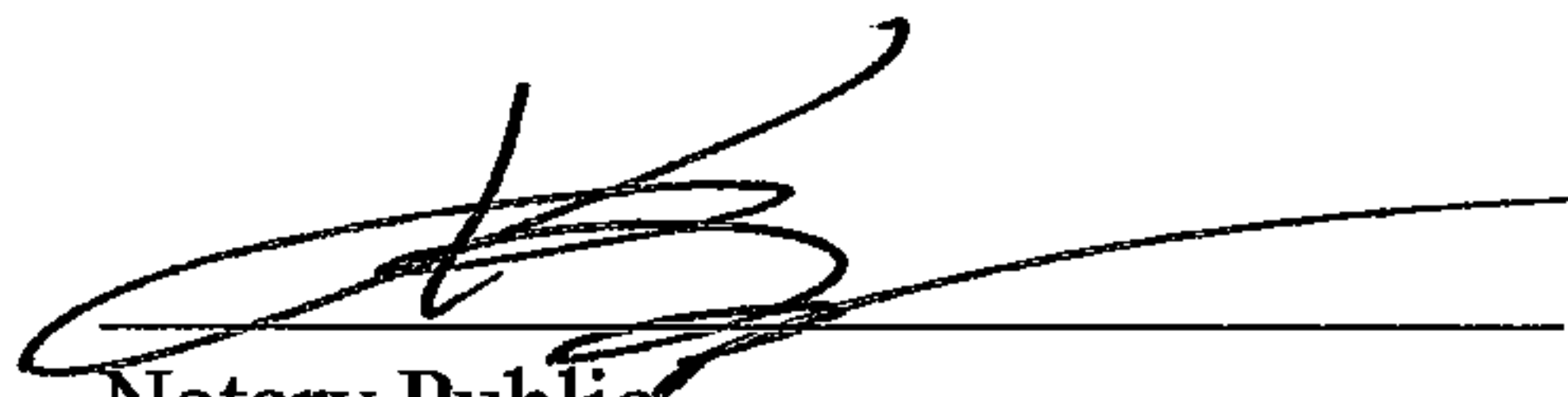


Martha Moon Forehand

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Russell T. Forehand and Martha Moon Forehand** 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.

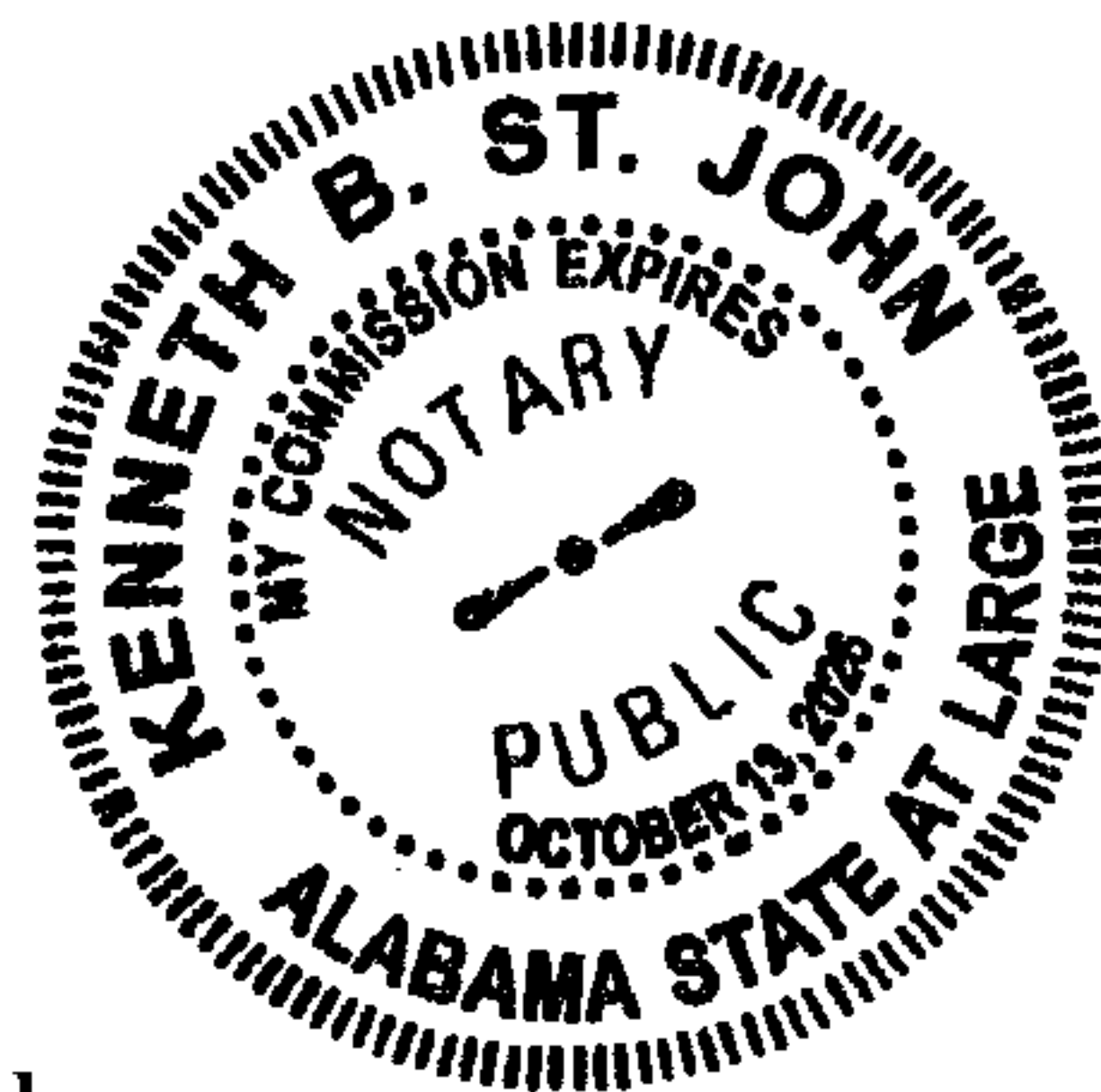
Given under my hand and official seal this 4th day of December, 2025.



Notary Public

Print Name: **Kenneth B. St. John**

My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2025 01:10:48 PM
\$40.00 JOANN
20251204000371640

