

SEND TAX NOTICE TO:
Dennis Wilson and Sherri S. Wilson
141 Swallow Lane
Shelby, AL 35143

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 **FIVE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$562,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Billy J. Humphries and Lisa Diane Bates Humphries, a married couple**, whose address is 215 Brook Green Ln, Indian Springs, AL 35124, (hereinafter "Grantor", whether one or more), by **Dennis Wilson and Sherri S. Wilson, husband and wife**, whose address is 141 Swallow Lane, Shelby, AL 35143, (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 **Dennis Wilson and Sherri S. Wilson, husband and wife as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **141 Swallow Lane, Shelby, AL 35143 to-wit:**

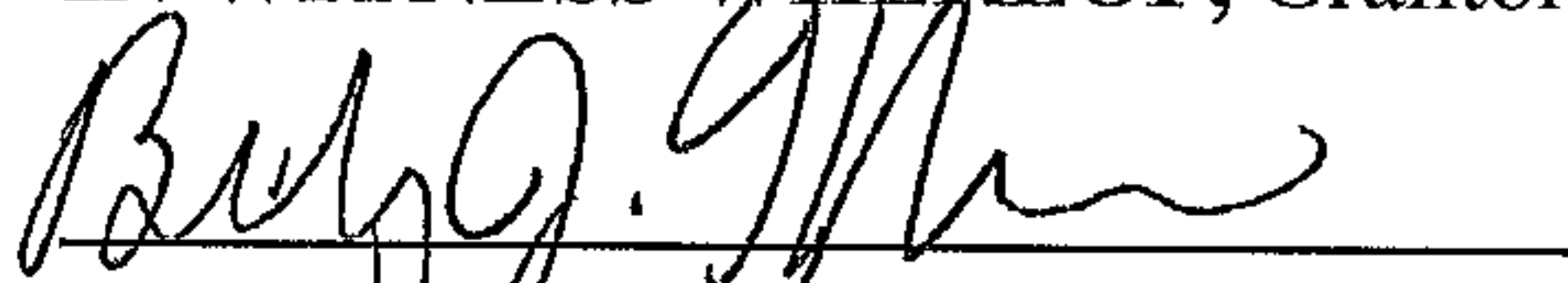
Lot 340, according to the survey of Alabama Power Company Recreational Cottage Site Sector 1 as recorded in Map Book 21, Pages 96 A-C in the Probate Court of Shelby County, Alabama

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 \$515,109.00 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 3rd day of December, 2025.


Billy J. Humphries


Lisa Diane Bates Humphries

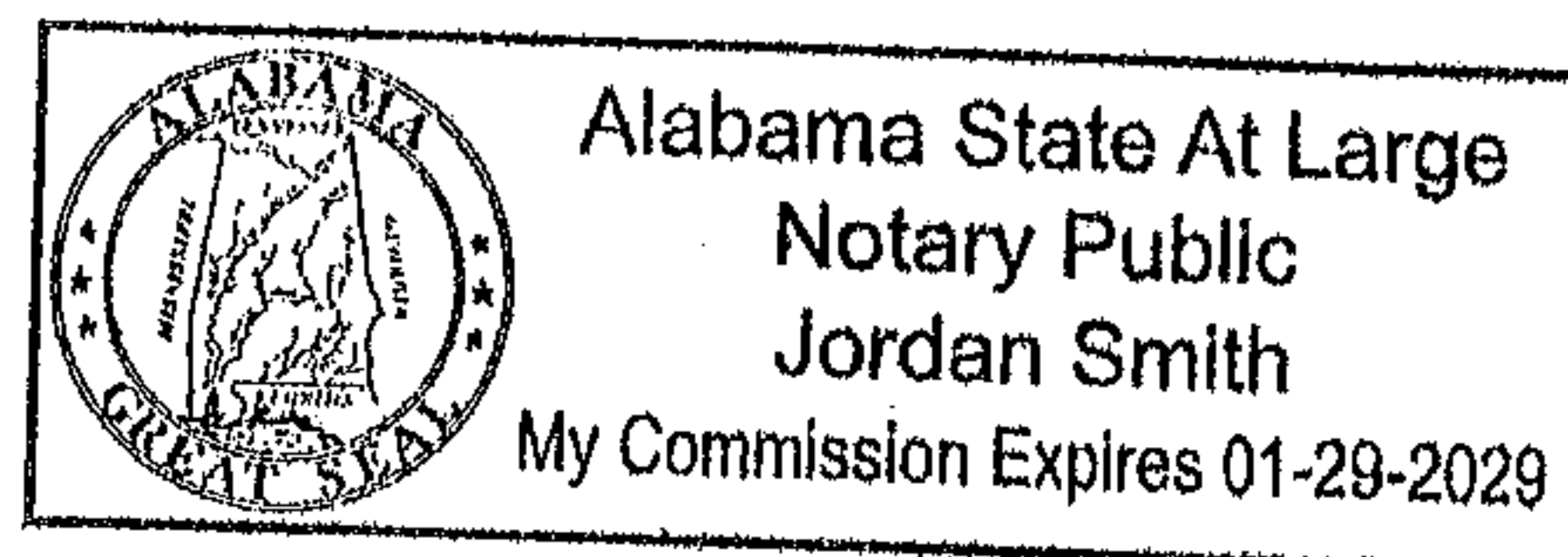
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Billy J. Humphries and Lisa Diane Bates Humphries whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2025.


Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2025 12:31:12 PM
\$72.50 JOANN
20251210000378140

