

Send Tax Notice to:
Ricky L. Shoup, Jr. and Juli H. Shoup
108 Oak View Lane
Helena, AL 35080

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-11994

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED SIXTY FOUR THOUSAND TWO HUNDRED AND 00/100 (\$664,200.00)** 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 **Bridget Barrett Thomas, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is
2871 Wisteria Dr, Hoover, AL 35216

by **Ricky L. Shoup, Jr. and Juli H. Shoup (herein referred to as "Grantee," whether one or more)**, whose mailing address is
108 Oak View Lane, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **108 Oak View Lane, Helena, AL 35080**, 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.

\$430,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 5th day of December 2025

Bridget Barrett Thomas
Bridget Barrett Thomas

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Bridget Barrett Thomas 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 5th day of December, 2025.

[Signature]
Notary Public
My Commission Expires:

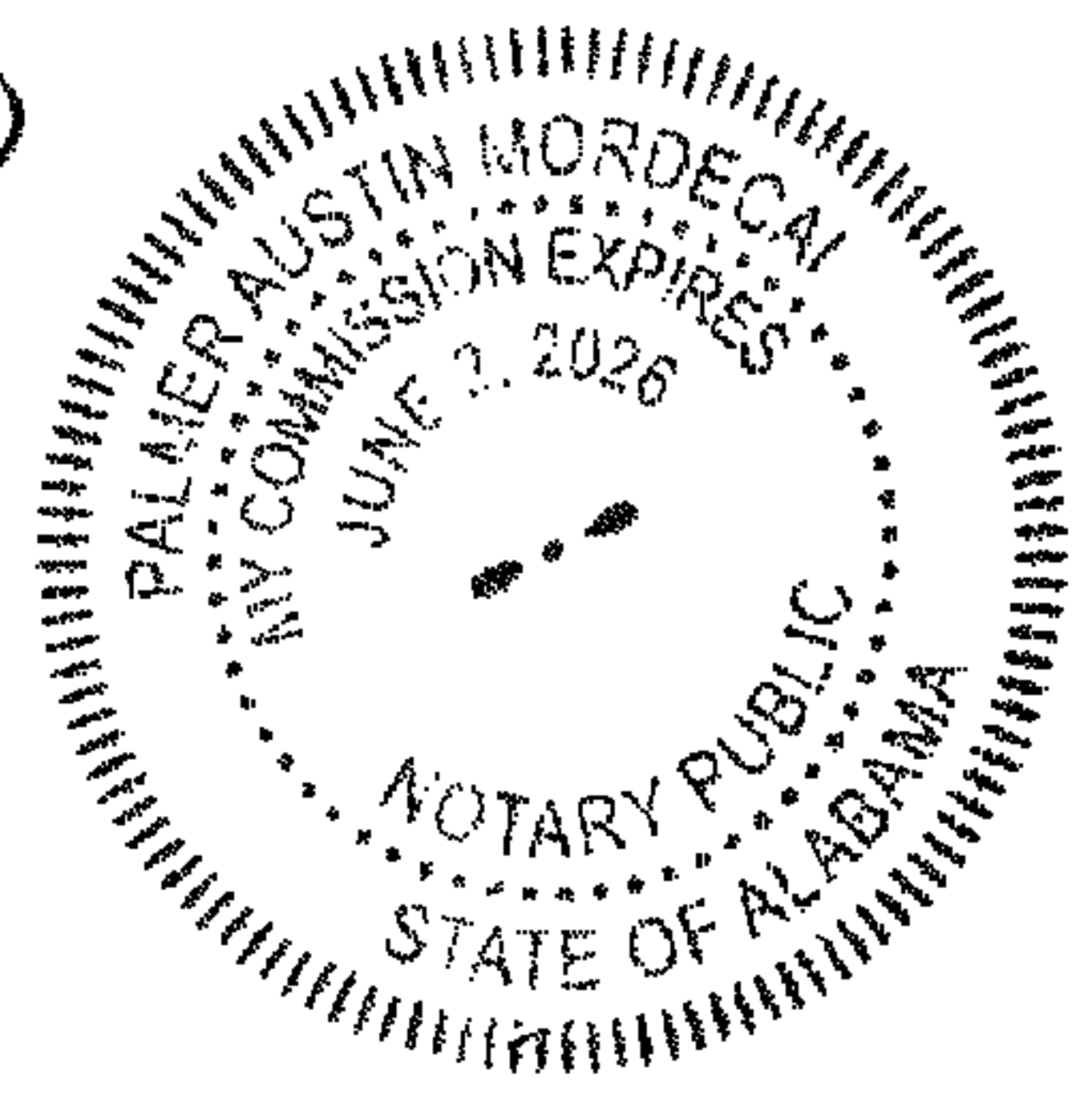


EXHIBIT A

Property 1:

Lot 21-B, according to the Resurvey of Lot 21 of Stonebrook, as recorded in Map Book 17, Page 86 in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed in Instr. #20240220000043030; Instr. #20091104000413550; Instr. #20091104000413540; and Book 1993, Page 27274 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/11/2025 12:55:41 PM
\$262.50 KELSEY
20251211000379440

Allie S. Bayl