

SEND TAX NOTICE TO:

David Ray Guyton and Regina Lee Guyton
25 Highway 474
Leeds, AL 35094

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 **ONE HUNDRED TWENTY SIX THOUSAND AND 00/100 (\$126,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Buford Pate, a married man**, whose address is **5613 Afton Drive Birmingham, AL 35242**, (hereinafter "Grantor", whether one or more), by **David Ray Guyton and Regina Lee Guyton, a married couple**, whose address is **25 Highway 474 Leeds, AL 35094**, (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, **David Ray Guyton and Regina Lee Guyton, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 25 Highway 474, Leeds, AL 35094**, to-wit:

Lots 1, according to the Pate's Survey, as recorded in Map Book 60, page 89, in the Probate Office of Shelby County, Alabama.

Subject property includes a 2002 Benchmark 3+2 manufactured home, comprised of two sections with the following serial numbers: ALFRG48111455A and ALFRG48111455B. Said manufactured home is permanently affixed to said real property, with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

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 \$126,000.00 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 10th day of December, 2025.



Buford Pate

STATE OF ALABAMA
COUNTY OF JEFFERSON

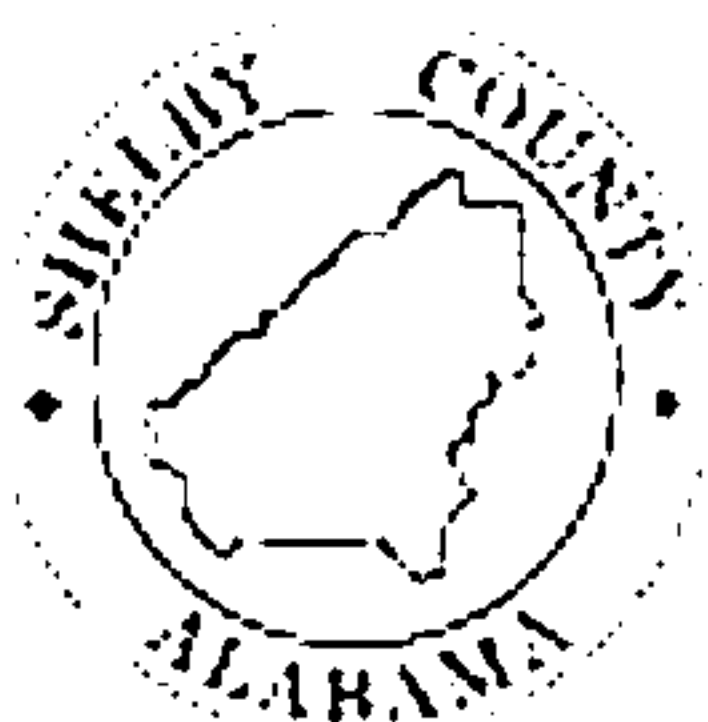
I, the undersigned Notary Public in and for said County and State, hereby certify that Buford Pate whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily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

Given under my hand and official seal this 10th day of December, 2025.



Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2025 11:34:49 AM
\$26.00 KELSEY
20251216000384310

