

SEND TAX NOTICE TO:
VisionOne Properties L.L.C.
606 Village Way
Pelham, AL 35124

This instrument prepared by:
James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

Assessed Value: \$307,100.00

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned, **Christopher M. Brown, a married man**, whose address is 606 Village Way Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **VisionOne Properties L.L.C., an Alabama Limited Liability Company**, (hereinafter "Grantee", whether one or more), whose address is 606 Village Way Pelham, AL 35124, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **VisionOne Properties L.L.C., an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3361 North Wildewood Drive, Pelham, AL 35124** to-wit:

Lot 8, according to the Amended Map of Wildewood Village Third Addition, as recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama.

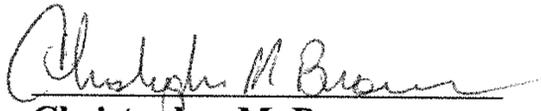
Source of Title: Inst. No. 20231108000328360

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.

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

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and/or 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 successors and/or 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 successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of December, 2025.


Christopher M. Brown

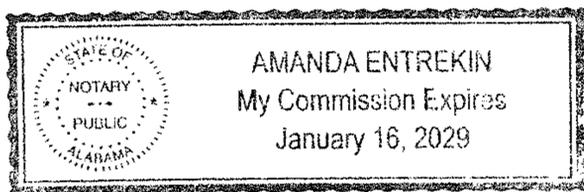
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Christopher M. Brown**, whose name is 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th day of December, 2025.


Notary Public

My commission expires:



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2025 10:01:29 AM
\$332.50 JOANN
20251218000386920**

Alexis Bayl