

SEND TAX NOTICE TO:

Matthew Abroms and Alexa Abroms
~~1709 Coates Pass~~
~~Birmingham, AL 35244~~
P.O. Box 632

Florence, AL 35630

This instrument prepared by:

Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SIX HUNDRED THOUSAND AND 00/100 (\$600,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Russell Lamar Wade and Charle Wade, husband and wife**, whose address is 5403 PARK AVE TUSCALOOSA, AL 35406 (hereinafter "Grantor", whether one or more), by **Matthew Abroms and Alexa Abroms**, whose address is 1709 Coates Pass Birmingham AL. 35244 (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 **Matthew Abroms and Alexa Abroms, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 1709 Coates Pass, Birmingham, AL 35244 to-wit:


Lot 730, according to the Survey of Lake Wilborn Phase 6A, as recorded in Map Book 52, Page 47, in the Probate Office of Shelby County, Alabama.

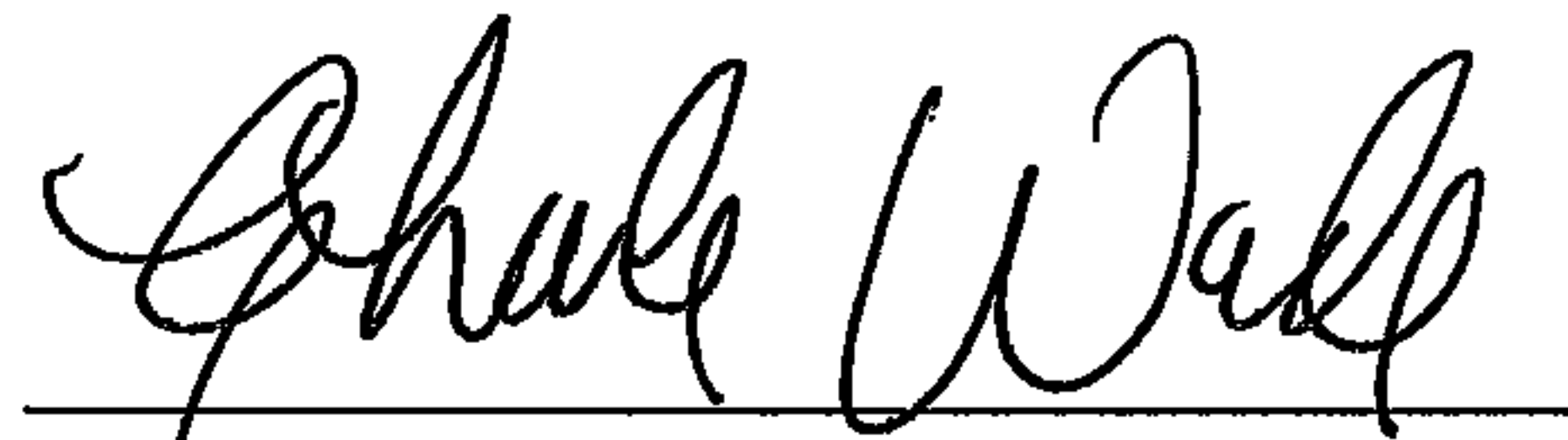
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$600,000.00 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 17th day of December, 2025.


Russell Lamar Wade


Charle Wade

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Russell Lamar Wade and Charle Wade, 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.

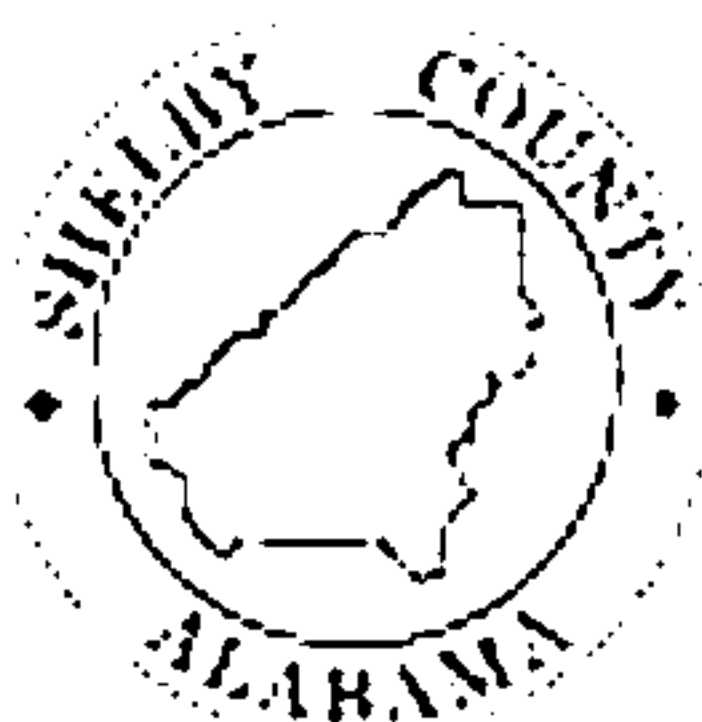
Given under my hand and official seal this 17th day of December, 2025.


Notary Public

Printed Name:

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
12/18/2025 02:38:07 PM
\$26.00 KELSEY
20251218000387670

