

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB4789

SEND TAX NOTICE TO:

255 Warwick Ln  
Alabaster AL 35007

[Space Above This Line for Recording Data]

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Ann E. Scott a.k.a Ann E. Ray and Gary Ray**, a married couple whose mailing address is: 120 Posami Circle Monteville AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matt Terry** whose mailing address 255 Warwick Ln Alabaster AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **255 Warwick Lane, Alabaster, AL 35007**

Lot 195 according to the Survey of Amended Map of Phase II, Weatherly Warwick Village Sector 17 as recorded in Map Book 22, Page 67, Shelby County, Alabama Records.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$252,200.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of December, 2025

Ann E. Scott a.k.a Ann E. Ray (Seal)  
Ann E. Scott a.k.a Ann E. Ray

Gary Scott Ray (Seal)  
Gary Scott Ray

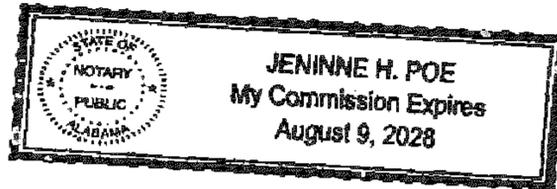
STATE OF Alabama Shelby County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that Ann E. Scott a.k.a Ann E Ray and Gary Scott Ray 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 this conveyance, they executed the same voluntarily.

Dee WITNESS my hand and official seal in the county and state aforesaid this the 19th day of December, 2025

My Commission Expires: 8-9-2028

Jeninne H. Poe  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/22/2025 11:07:12 AM  
\$34.00 JOANN 2  
20251222000390730

Allie S. Bayl