

Send Tax Notice to:

Ryan C. Alexander and Elizabeth R.

Hayes -Alexander

4049 Water Willow Lane
Birmingham, AL 35244

File: BHM-25-12672

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$995,000.00)** 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

David Madison Tidmore and Carla J. Tidmore, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

3119 Chestnut Oaks Drive, Hoover, AL 35244

by **Ryan C. Alexander and Elizabeth R. Hayes -Alexander (herein referred to as "Grantee"),** whose mailing address is

4049 Water Willow Lane, Birmingham, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4049 Water Willow Lane, Birmingham, AL 35244,** 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.


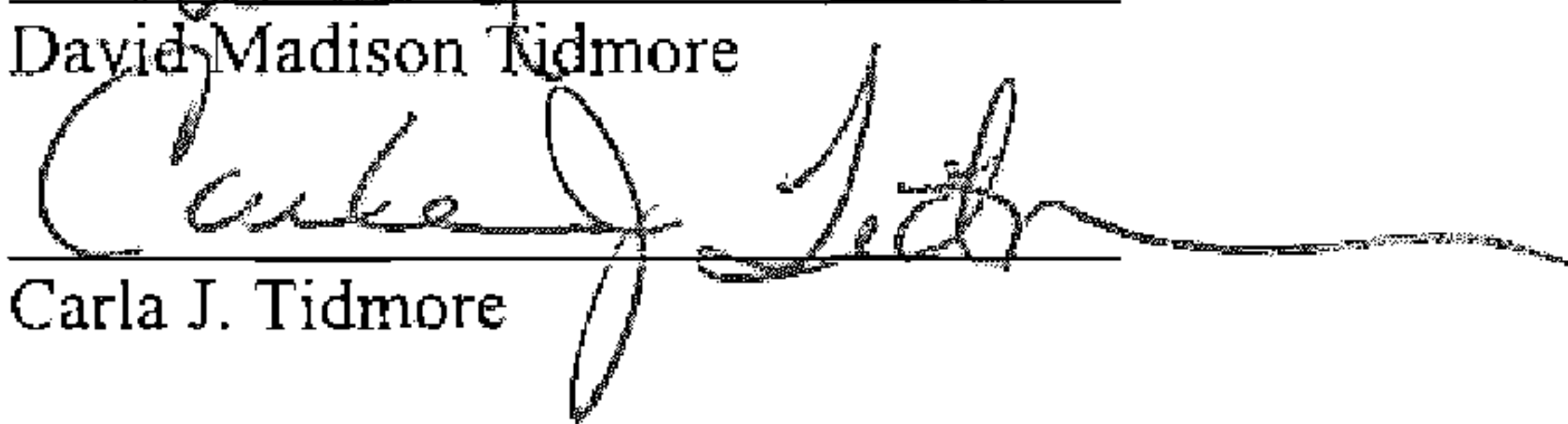
MINING AND MINERAL RIGHTS EXCEPTED.

\$746,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 29 day of December, 2025.


David Madison Tidmore

Carla J. Tidmore

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that David Madison Tidmore and Carla J. Tidmore 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 29 day of December, 2025.


Nedra McClinton Garrett
Notary Public
My Commission Expires:

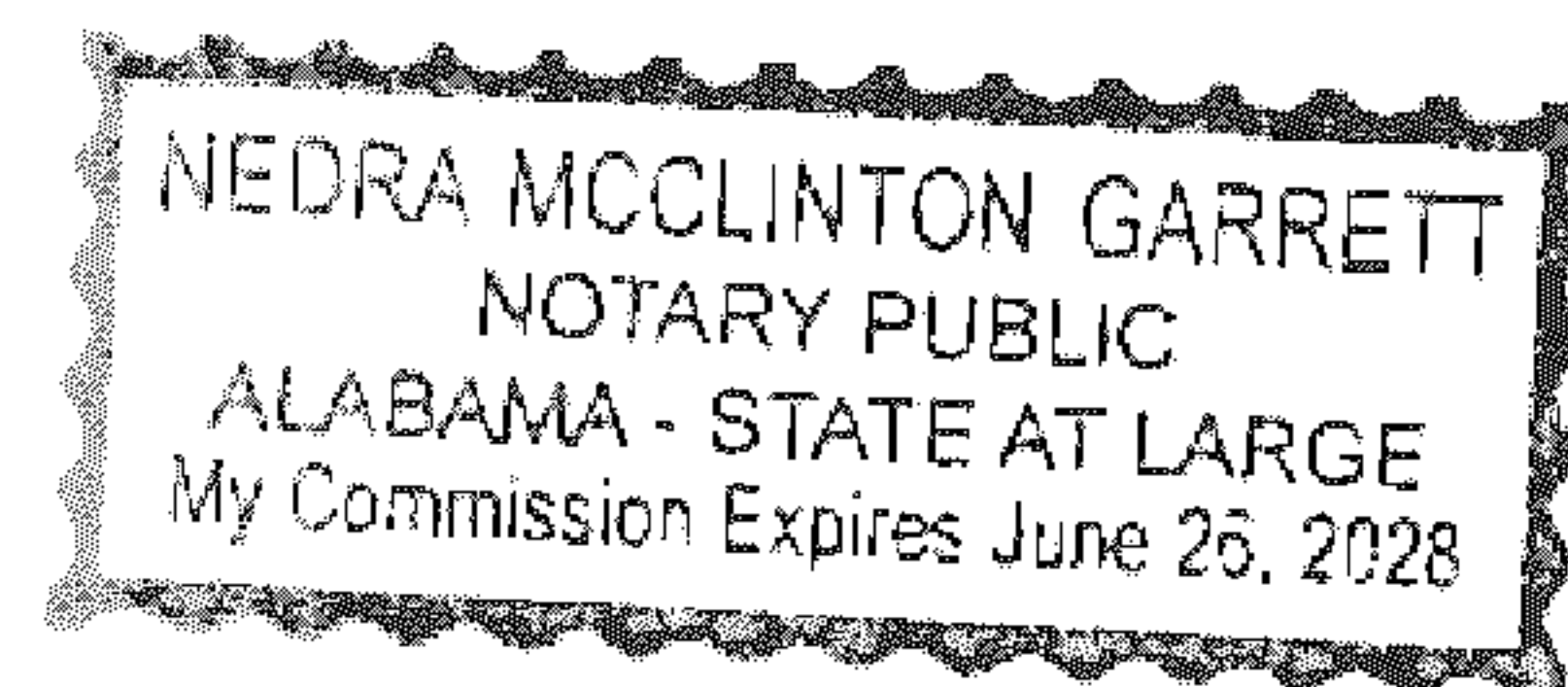
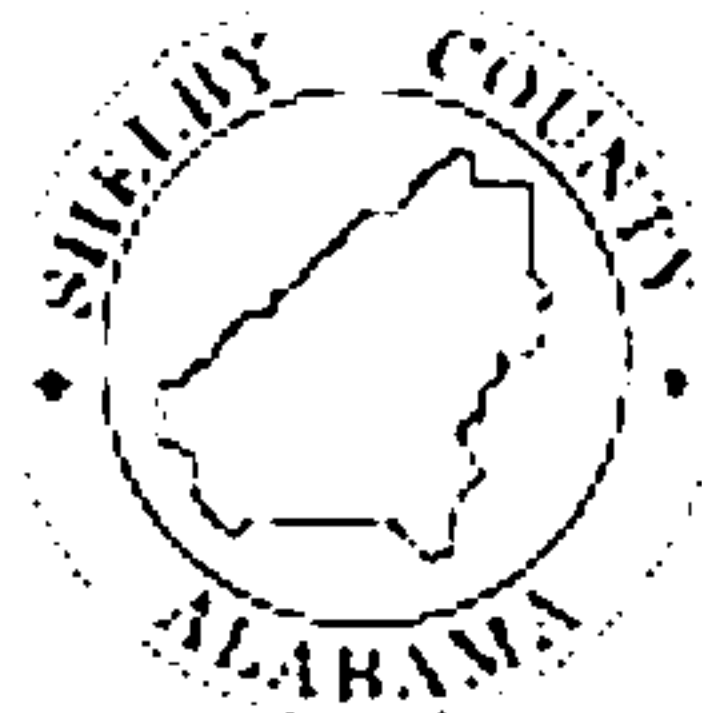


EXHIBIT A

Property 1:

Lot 3017, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88 A&B 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
01/07/2026 02:45:30 PM
\$277.00 JOANN
20260107000005750

Allen S. Bayal