

SEND TAX NOTICE TO:

Emily Marie Raley
100 Hayesbury Court
Pelham, AL 35124

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 **TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED AND 00/100 (\$217,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Richard Ward and Robin Ward, husband and wife**, whose address is 4611 CR 204, Clanton, AL 35046 (hereinafter "Grantor", whether one or more), by **Emily Marie Raley**, whose address is 100 Hayesbury Court, Pelham, AL 35124 (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 **Emily Marie Raley**, the following described real estate situated in Shelby County, Alabama, **the address of which is 100 Hayesbury Court, Pelham, AL 35124 to-wit:**

Lot 112-A, according to the map of Gossett's Resurvey as recorded in Map Book 30, Page 34, being a resurvey of Lot 112 of Hayesbury Phase 1, as recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

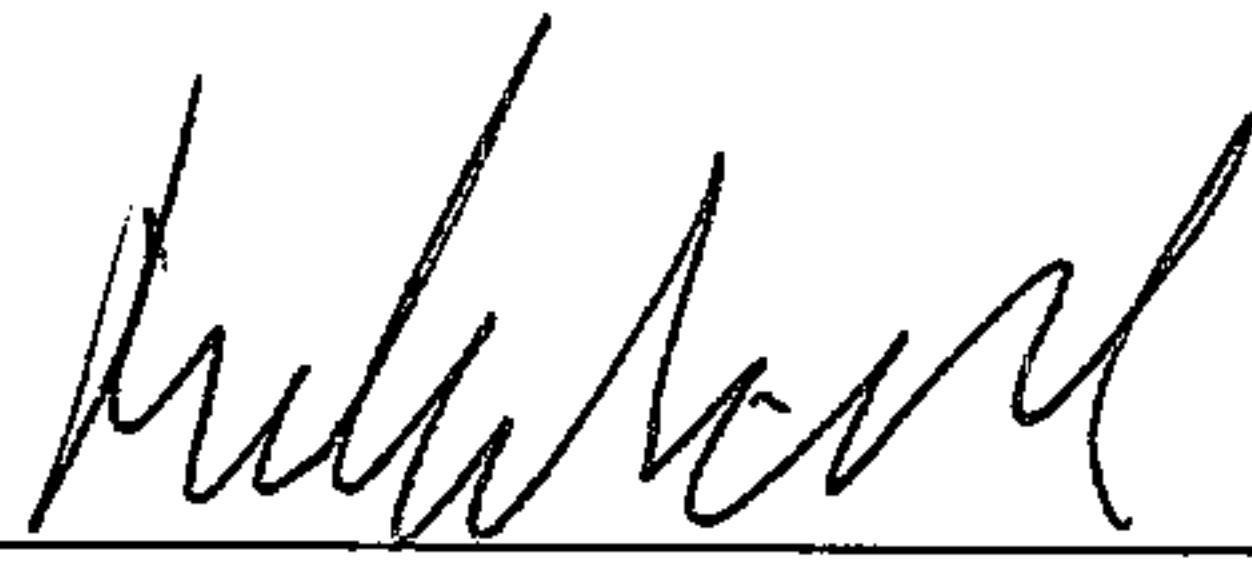
Richard Ward is one and the same person as Richard L. Ward, Jr., he being being one and the same person as Richard Ward, grantee in that deed recorded in Inst. No. 20101105000372070.

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 \$174,320.00 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 8th day of January, 2026.

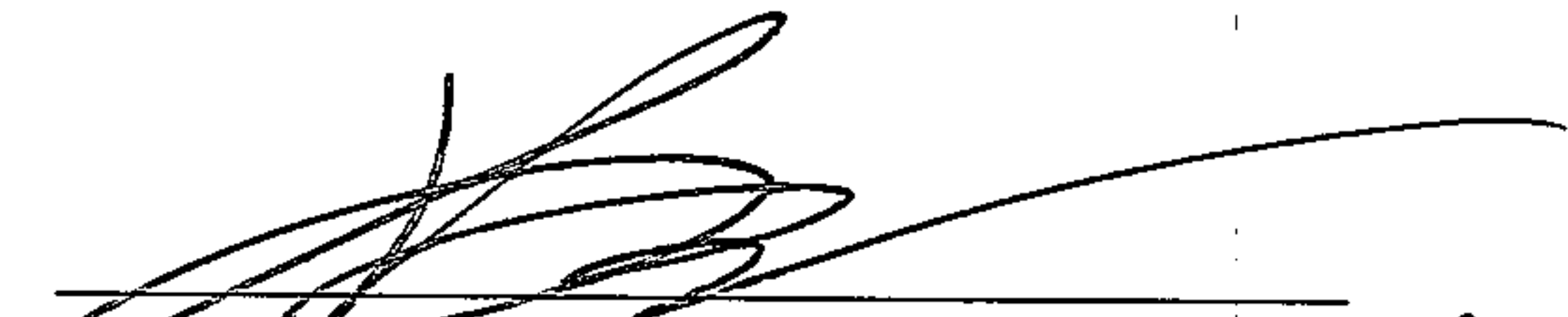


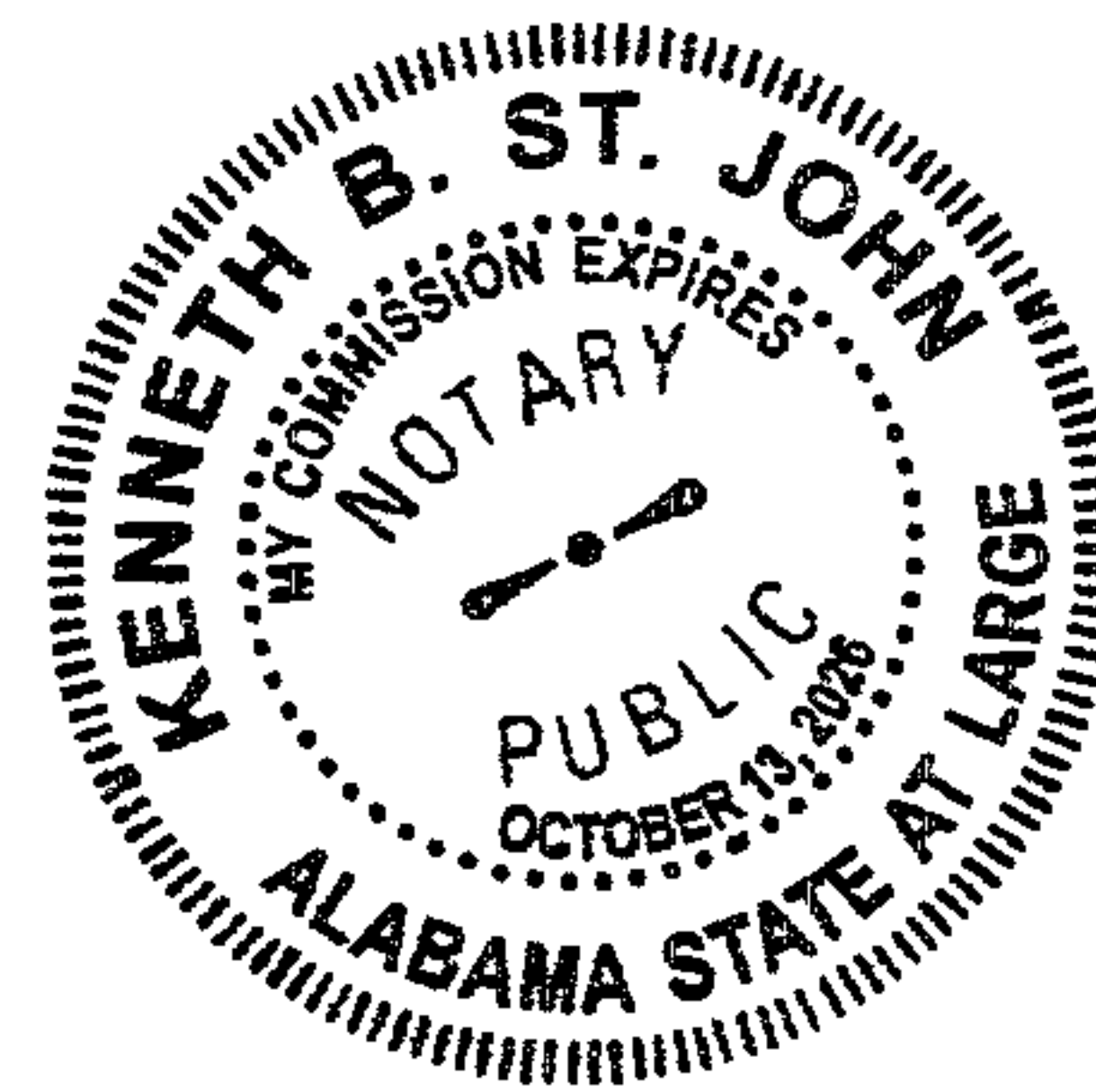
Richard Ward

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Richard Ward** 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 this 8th day of January, 2026.


Notary Public - *Kenneth B St John*
My Commission Expires: *10/13/2026*



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of January, 2026.

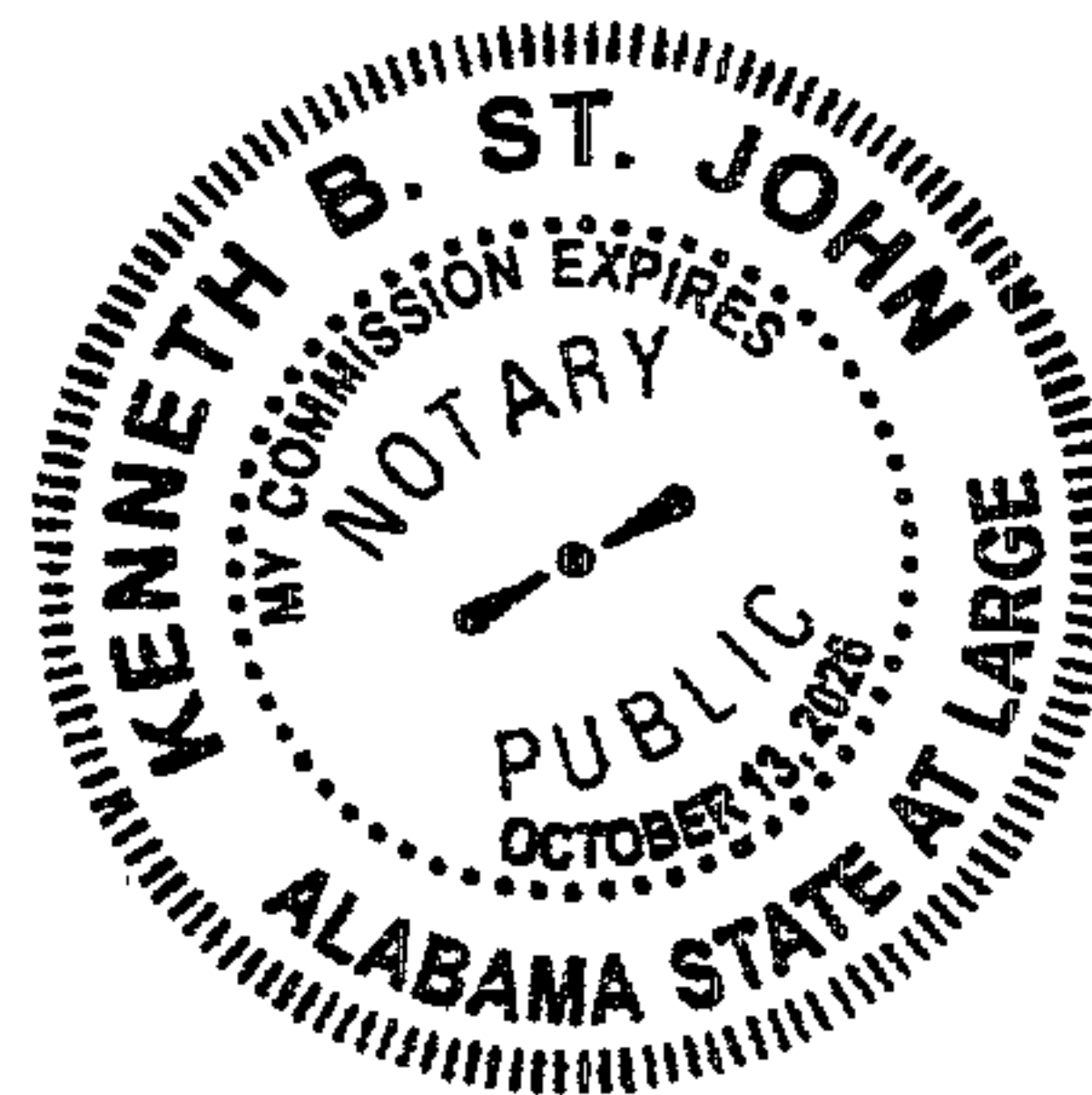
Robin Ward
Robin Ward

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Robin Ward** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2026.

Kenneth B. St. John
Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2026 03:36:57 PM
\$73.00 BRITTANI
20260108000007610

Allie S. Bayl