

Send tax notice to:
John Michael Romano
6204 Waterford Place
Pelham, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2025408

Shelby COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Elizabeth Hughes, as Personal Representative of the Estate of Tracy Hendrix Wayland, Case No. PR-2024-001172, Probate Court of Shelby County, Alabama.** whose mailing address is: 2015 Courty Rd 921 Gaylesville, AL 35973 (hereinafter referred to as Grantors) in hand paid by **John Michael Romano** whose property address is: **6204 Waterford Place, Pelham, AL, 35124** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Subject of all matters as set forth as shown on the plat as recorded in Map Book 7, Page 48 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.

\$295,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Tracy Hendrix Wayland was the last surviving grantee of that certain Ded recorded in Official Records Instrument 1996-17722 with James L Wayland having passed away on or about July 28, 2012.

Tracy Hendrix Wayland and Tracy H Wayland are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Estate of Tracy Hendrix Wayland by Elizabeth Hughes its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9 day of January, 2026.

Estate of Tracy Hendrix Wayland

Elizabeth Hughes
Elizabeth Hughes, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Hughes, whose names as Personal Representative of the Estate of Tracy Hendrix Wayland, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Personal Representative of the Estate of Tracy Hendrix Wayland, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 9 day of January, 2026.

[Signature]
Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *April 30, 2028*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2026 02:07:13 PM
\$351.00 JOANN
20260112000010570

Allie S. Boyd