

**THIS INSTRUMENT PREPARED BY:**  
J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045

**WARRANTY DEED**

SEND TAX NOTICES TO:  
2326 Kala St  
Helena, AL 35080

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, in consideration of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 (310,000.00) and other valuable considerations to the undersigned GRANTOR(S), LESLIE SHANNON, a married person, PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBY L. CROSS, VANESSA WITHOLT, a married person, PRESTON CROSS,, a single person, in hand paid by the GRANTEE(S), DANIEL LEE CULVER, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

Lot 22, according to the Survey of Kingridge Subdivision, as recorded in Map Book 6, Page 87, in the Probate Office of Shelby County, Alabama. Situated in the town of Helena, Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20100119000016740.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record including those as appearing in Misc Book 16, Page 538 in the Shelby County, Alabama Probate Office.

Right-of-Way granted to Alabama Power Company recorded in Deed Volume 302, Page 210.

NOTE: \$304,385.00 of the purchase price was obtained by a Purchase Money Mortgage

NOTE: The undersigned Grantors are beneficiaries under the Estate of Bobby L. Cross in Probate Case No. PR-2021-000662.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we

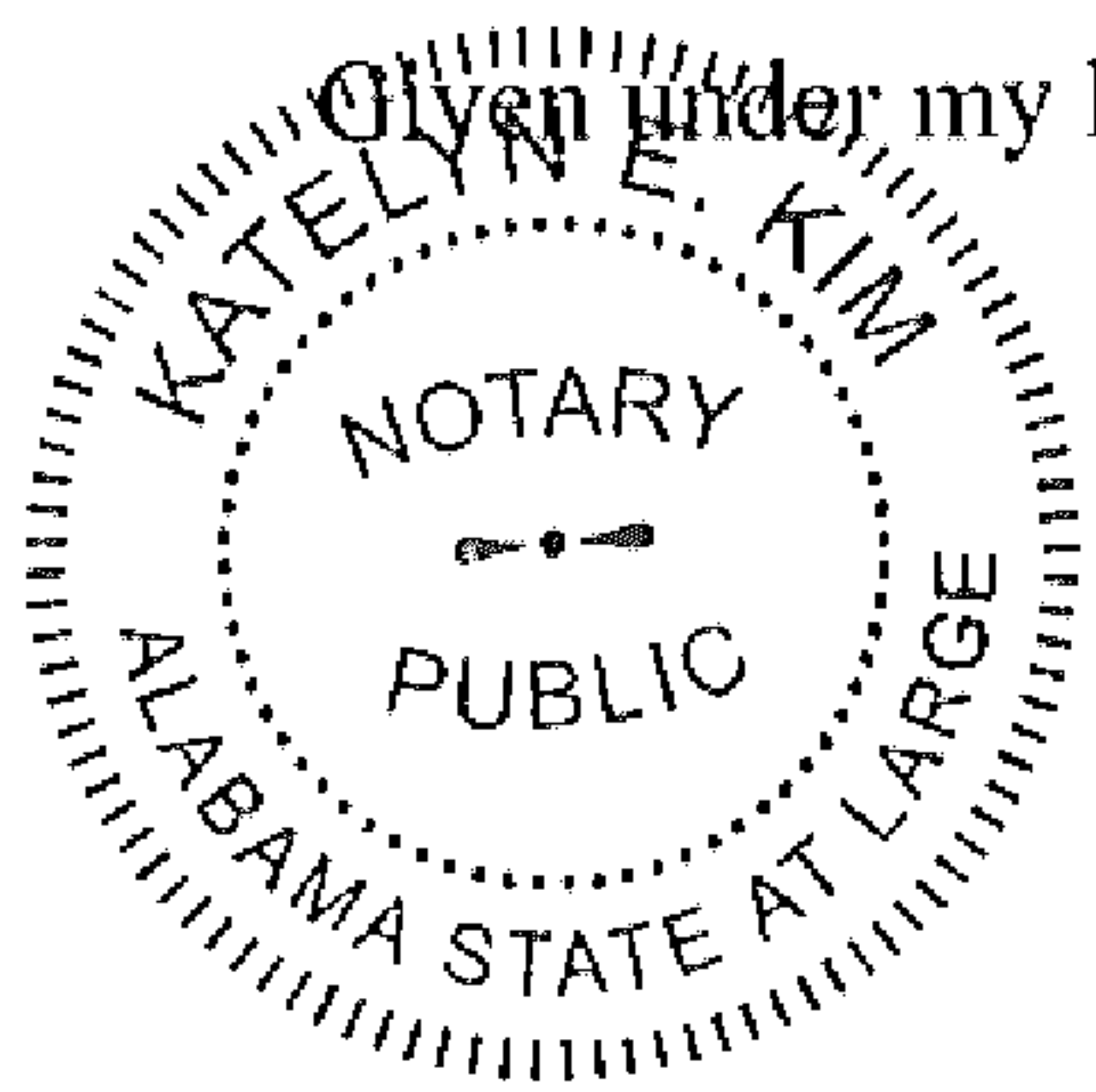


Vanessa Witholt  
VANESSA WITHOLT

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **VANESSA WITHOLT**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of November, 2025.



Katelyn Kim  
NOTARY PUBLIC  
My Commission Expires: 12/03/2025

Address of Grantee:  
2326 Kala St  
Helena, AL 35080

Address of Grantor:  
129 Hidden Creek Cv  
Pelham, AL 35124

Property Address:  
2326 Kala Street,  
Helena, AL 35080

Real Value: \$310,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/13/2026 08:09:35 AM  
\$36.00 JOANN  
20260113000011020

Allie S. Bayl