

Send Tax Notice to:  
Tyler Bishop Warren  
112 Ivy Trce  
\_\_\_\_\_  
Calera, AL 35040-5009  
\_\_\_\_\_

This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-26-108**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY TWO THOUSAND AND 00/100 (\$272,000.00)** 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 **Brandon McAway, a married man, and Sharon McAway, a single woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1631 Lake Cyrus Club Drive, Hoover, AL 35244

by **Tyler Bishop Warren (herein referred to as "Grantee")**, whose mailing address is

112 Ivy Trce, Calera, AL 35040-5009

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 **112 Ivy Trce, Calera, AL 35040-5009**, 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.

The property herein conveyed does not constitute the homestead of either Grantor, nor that of his respective spouse, neither is it contiguous thereto.

**\$217,600.00 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 09 day of January, 2026.

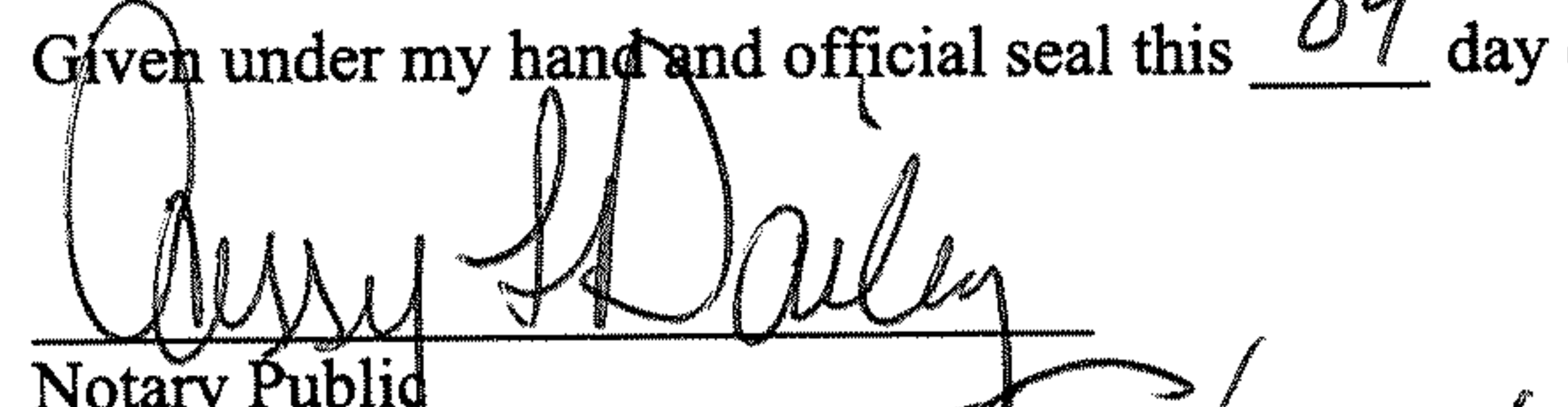
  
\_\_\_\_\_  
Brandon McAway

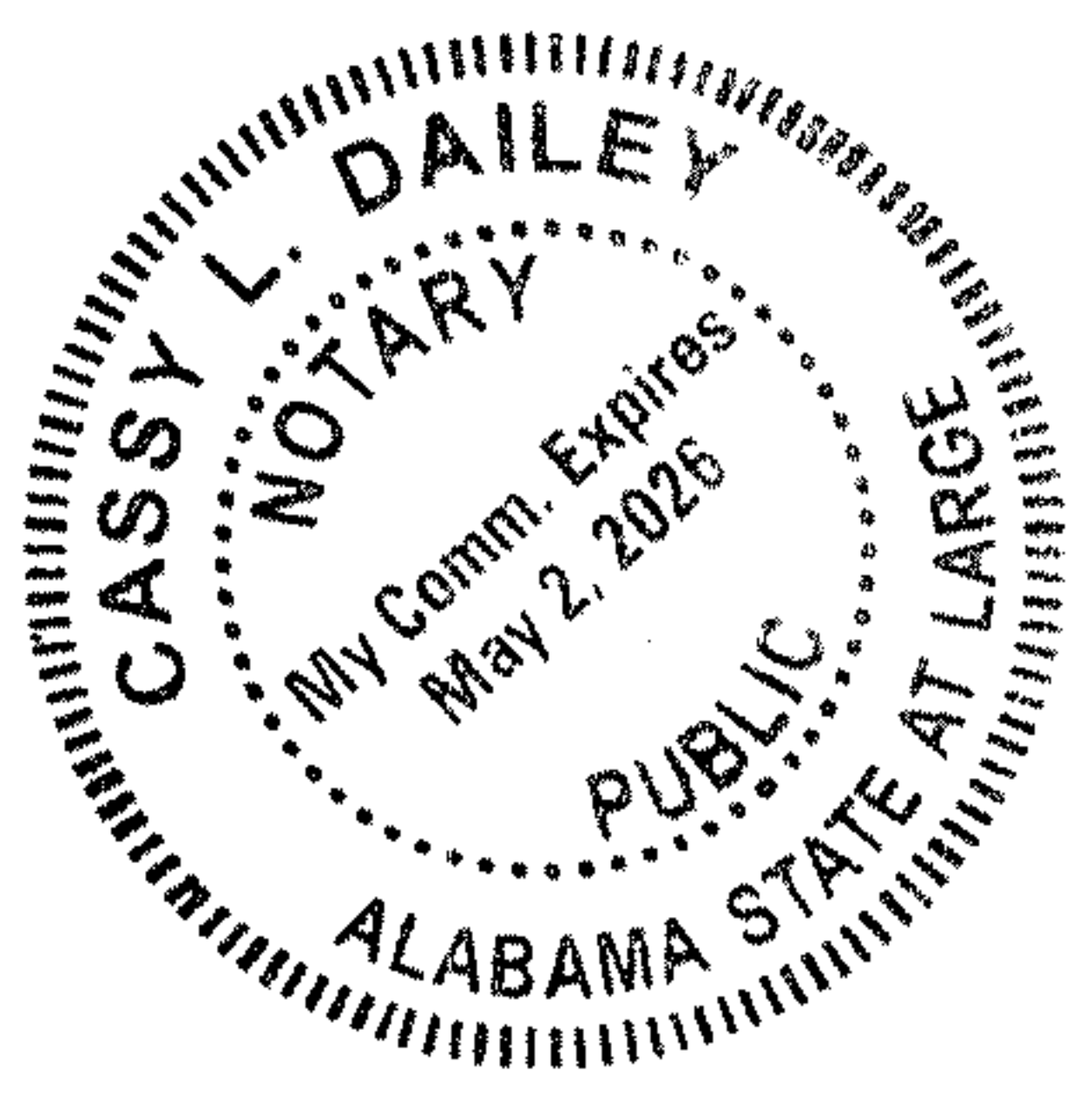
  
\_\_\_\_\_  
Sharon McAway

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandon McAway, and Sharon McAway 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 09 day of January, 2026.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 05/02/2026



**EXHIBIT A**

**Property 1:**

Lot 10, according to the Map and Survey of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22-32 tract 51 Subdivision, parcel B, recorded in map book 11, page 26, all situated in the southwest 1/4 of section 14 and the northwest 1/4 of section 23, township 22 south, range 2 west, in the office of the judge of probate of Shelby County, Alabama, as recorded in map book 35, page 43a and 43b, and as amended in the amended map of old Ivy subdivision, phase 1, recorded in map book 36, page 5a and 5b 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**  
**01/13/2026 11:37:07 AM**  
**\$300.00 PAYGE**  
**20260113000011670**

*Allie S. Bayl*