

This instrument prepared by:
Cherokee W. Wooley
Law Offices of Thomas J. Skinner, IV, LLC
1 Independence Plaza, Suite 415
Birmingham, Alabama 35209

Send Tax Notice To:
Cheryl Holmes Fontenot
624 Liberty Road
Chelsea, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ninety Five Thousand and NO/100 Dollars (\$95,000.00), in hand paid to VISK HOMES LLC, an Alabama limited liability company ("Grantor") by Bank of America, NA, successor by merger to Countrywide Bank, FSB, on behalf of its borrower, Cheryl Holmes Fontenot, a single woman, ("Grantee"), the receipt of which is hereby acknowledged, Grantor does hereby grant, sell, bargain and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Source of Title: This conveyance is made to redeem said real property from that certain Mortgage Foreclosure Deed dated July 22, 2025, and recorded on July 25, 2025, in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20250725000225950.

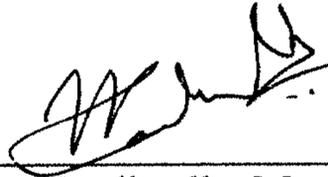
Subject to that certain first-priority mortgage lien held by Bank of America, NA, successor by merger to Countrywide Bank, FSB, pursuant to the Mortgage executed on February 25, 2008, and recorded on March 13, 2008, in the office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20080313000103310.

TO HAVE AND TO HOLD unto said Grantee, her heirs and assigns forever.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on or as of the 12th day of January, 2026.

VISK HOMES LLC



Vispy Pardiwalla, Managing Member

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, for and in said County and in said State, do hereby certify Vispy Pardiwalla, whose name as managing member of VISK HOMES LLC, an Alabama limited liability company, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 12th day of January, 2026.

Kenneth Allen Stevens, Jr.
Notary Public

My Commission Expires:

**My Commission Expires
September 03, 2028**



EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE CITY OF CHELSEA, COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SAID QUARTER-QUARTER AND RUN AN EASTERLY DIRECTION ALONG THE SOUTH LINE FOR A DISTANCE OF 351.00 FEET TO THE POINT OF BEGINNING; THENCE TURN A DEFLECTION ANGLE LEFT 86 DEGREES 37 MINUTES 11 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 657.26 FEET TO A POINT ON THE SOUTHEASTERN MOST RIGHT OF WAY LINE OF LIBERTY ROAD (50 FOOT RIGHT OF WAY); THENCE TURN A DEFLECTION ANGLE RIGHT OF 58 DEGREES 03 MINUTES 57 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 57.73 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 969.11 FEET, A CENTRAL ANGLE OF 09 DEGREES 34 MINUTES 08 SECONDS, A CHORD LENGTH OF 161.66 FEET AND A TANGENT DISTANCE OF 81.11 FEET; THENCE RUN ALONG ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 161.85 FEET TO THE POINT OF COMMENCEMENT OF A COMPOUND CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 969.09 FEET, A CENTRAL ANGLE OF 12 DEGREES 25 MINUTES 32 SECONDS, A CHORD LENGTH OF 209.75 FEET AND A TANGENT DISTANCE OF 105.50 FEET; THENCE TURN A DEFLECTION ANGLE LEFT 10 DEGREES 17 MINUTES 42 SECONDS FROM CHORD TO CHORD AND RUN ALONG ARC SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 210.16 FEET; THENCE TURN A DEFLECTION ANGLE RIGHT 136 DEGREES 11 MINUTES 57 SECONDS FROM CHORD AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 918.65 FEET; THENCE TURN A DEFLECTION ANGLE RIGHT 87 DEGREES 32 MINUTES 09 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 336.42 FEET TO THE POINT OF BEGINNING.

ADDRESS: 624 LIBERTY RD.; CHELSEA, AL 35043 TAX MAP OR PARCEL ID NO.: 09-7-35-0-004-005-000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2026 11:02:28 AM
\$123.00 BRITTANI
20260114000012640

Alli S. Boyd