

Send Tax Notice to:
Wannie Elrod Watkins and Joel
Watkins

3528 Westover Road
(Sterrett, AL 35147)

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-13223

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$223,500.00)** 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 **Bryon Montalbano, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

107 Chestnut Forest Circle, Helena, AL 35090

by **Wannie Elrod Watkins and Joel Watkins (herein referred to as "Grantee," whether one or more)**, whose mailing address is

3528 Westover Road, (Sterrett, AL 35147)

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3562 Westover Rd, Sterrett, AL 35147**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This property is not the homestead of the Grantor Bryon Montalbano or his spouse.

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.

\$212,325.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), his/her heirs and assigns forever, against the lawful claims of all persons.

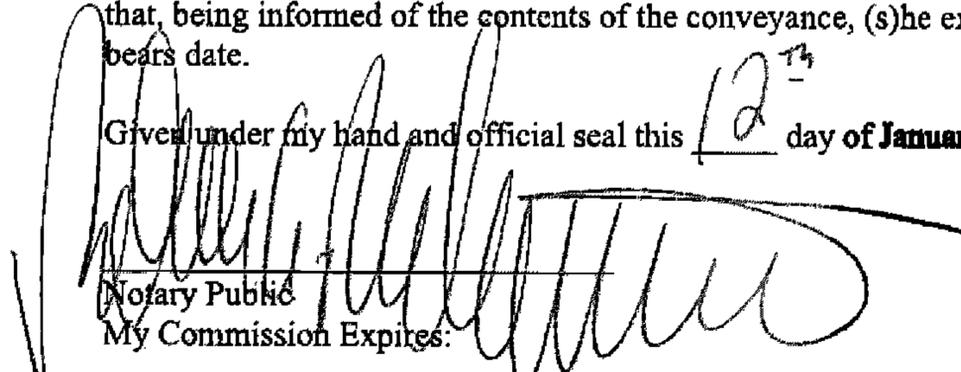
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12th day of January 2026


Bryon Montalbano

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Bryon Montalbano 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 12th day of **January, 2026.**


Notary Public
My Commission Expires:

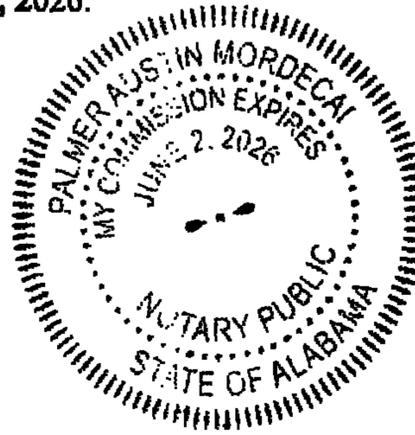


EXHIBIT A

Property 1:

From the SE corner of the SW 1/4 of the SE 1/4, Section 22, Township 19 South, Range 1 East, run West along the south boundary of said 1/4 - 1/4 section a distance of 288.61 feet; thence right 90 deg. 16 min. a distance of 12.31 feet to the point of beginning; thence continue a distance of 219.01 feet; thence left 95 deg. 23 min. a distance of 199.76 feet; thence left 83 deg. 57 min. a distance of 264.49 feet; thence left 107 deg. 21 min. along the north R.O.W line of U.S. Highway 280 a distance of 143.98 feet; thence left 2 deg. 52 min. still along the R.O.W line of U.S. Highway 280 a distance of 68.00 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2026 01:38:44 PM
\$39.50 JOANN
20260116000015370
General Warranty Deed - JTROS (AL)

Allen S. Bayl