

## Poor Quality

Prepared By:  
Stan McDonald / Jacob Title, LLC  
2101 W. Clinton Ave  
Suite 301  
Huntsville, AL 35805  
File #: Q-25-746  
Purchase Price: \$ 239,000.00

### WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to No Fear No Mercy LLC, a Delaware Limited Liability Company, whose address is 5304 30th Street Southwest, Lehigh Acres, FL 33973 (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged by Joan Bagwell Doyle, a married woman, whose address is 559 Polo Way, Chelsea, AL 35043 (hereinafter referred to as "Grantee"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in the County of SHELBY, State of Alabama, to-wit:

*Lot 336, according to the survey of the Village at Polo Crossings Sector 1, as recorded in Map Book 39, Page 42A, 42B, 42C, in the Probate Office of Shelby County, Alabama.*

**PHYSICAL ADDRESS OF PROPERTY:** 559 Polo Way, Chelsea, AL 35043

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

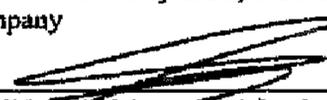
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal on this 30 day of January, 2026.

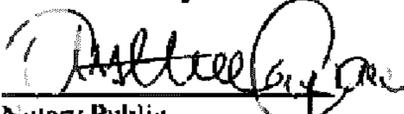
No Fear No Mercy LLC, a Delaware Limited Liability Company

By:   
Gil Tureli, Managing Member

STATE OF FL  
COUNTY OF Lee

I, the undersigned Notary Public in and for said County and State, hereby certify that Gil Tureli, Managing Member of No Fear No Mercy LLC whose name is 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, he executed the same voluntarily, and with full authority as such Managing Member, on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2026.

  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2026 09:24:44 AM  
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