

Send Tax Notice to:  
Raymond D. Colvin  
134 Quail Run Circle  
Wilsonville, AL 35186

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

File: **PEL-26-160**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$189,500.00)** 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 **Michael Blawn and Jeannette Blawn, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2105 Cog Hill Drive, Corona, CA 92883

by **Raymond D. Colvin (herein referred to as "Grantee")**, whose mailing address is

134 Quail Run Circle, Wilsonville, AL 35186

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 **134 Quail Run Circle, Wilsonville, AL 35186**, 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.

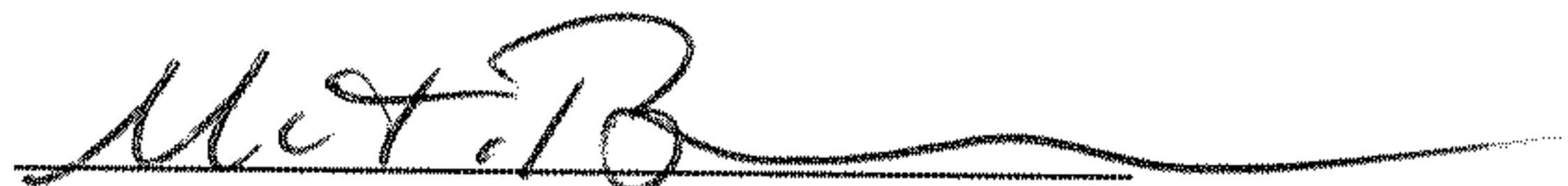
MINING AND MINERAL RIGHTS EXCEPTED.


**\$189,500.00 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 21 day of JANUARY, 2026.

  
Michael Blawn

  
Jeannette Blawn

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Blawn and Jeannette Blawn 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 \_\_\_\_\_ day of January, 2026.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside

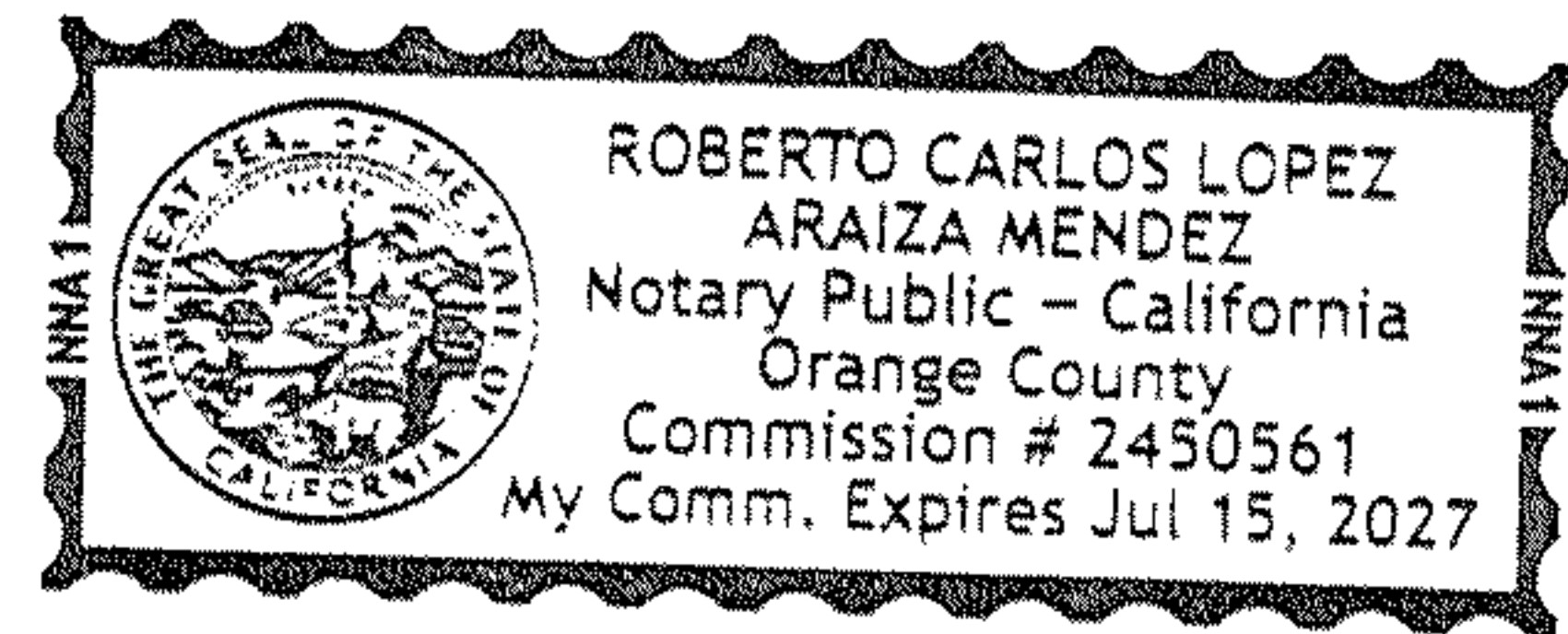
On 1/21/2026 before me, Roberto Carlos Lopez Arazza Mendez Notary Public  
(insert name and title of the officer)

personally appeared Jeannette Blawie  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

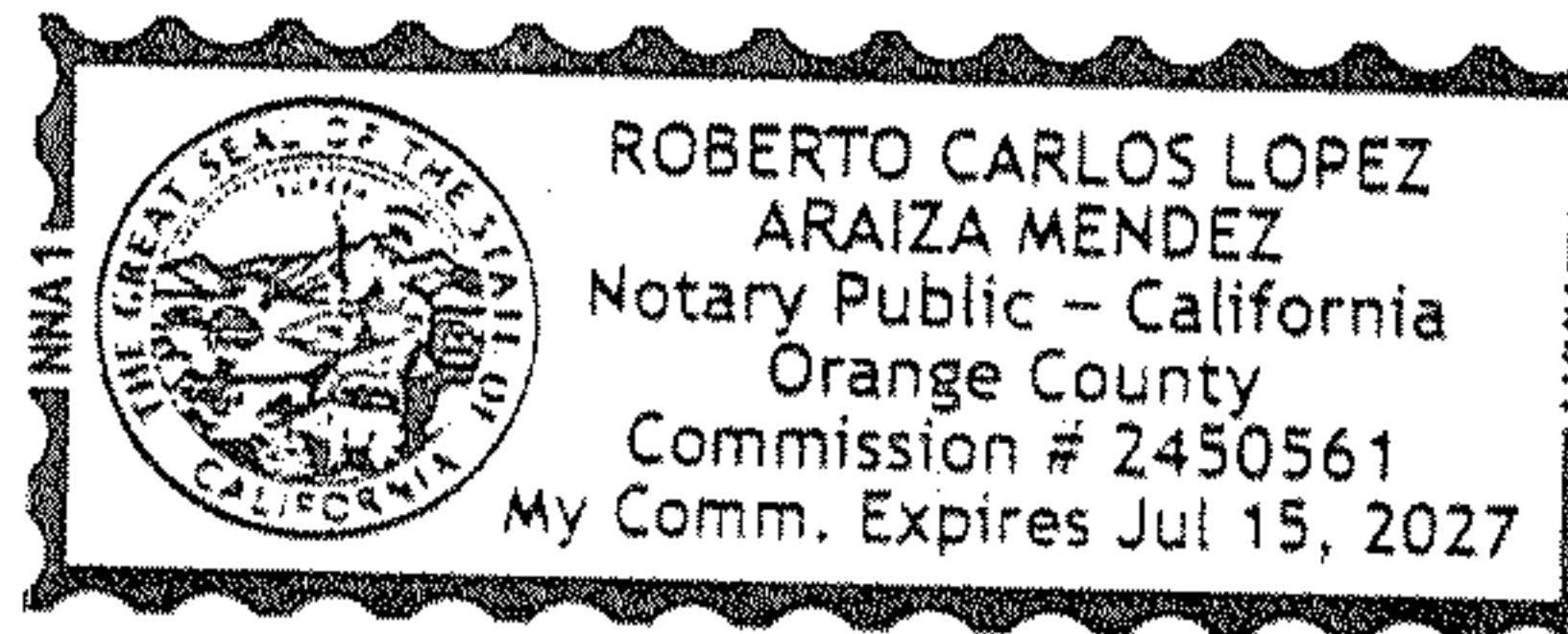
State of California  
County of Orange

On 1/21/2026 before me Roberto Carlos Lopez Araiza Mendez Notary Public  
(insert name and title of the officer)

personally appeared Michael Blawie  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

**EXHIBIT A**

Property 1:

Lot 7, according to the Survey of Quail Estates, as recorded in Map Book 26, Page 73, in the Probate Office of Shelby County, Alabama.

Also included and affixed to the land, a 2025 Clayton Homes Manufactured Home, Model 37ISB28563CH25 having VINs 113609737A and 113609737B



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/03/2026 09:34:20 AM**  
**\$35.00 KELSEY**  
**20260203000031220**

*Allie S. Bayl*

General Warranty Deed - Individual (AL)