

Send tax notice to:
Jeremy Tyler Scogin
5024 Meadow Brook Road
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2026010

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy Thousand and 00/100 Dollars (\$470,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John B Felton and Vonda B Felton, husband and wife,** whose mailing address is 113 FAWN DRIVE CLANTON AL 35045 (hereinafter referred to as "Grantors") by **Jeremy Tyler Scogin and Tiffany Raye Wilson** whose property address is: **5024 Meadow Brook Road, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Meadow Brook, Seventh Sector, Unit 1, as recorded in Map Book 8, page 151, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Building set back lines of 35 feet as recorded in map book 8, page 151, in the Probate Office of Shelby County, Alabama.
3. 15 foot easement along west lot line as per plat.
4. 10 foot easement along north and Northwest lot lines as per plat.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. 22, page 215 in the Probate Office of Shelby County, Alabama.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, immunities, and release of damages relating thereto, whether or not appearing in the Public Records.

\$329,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

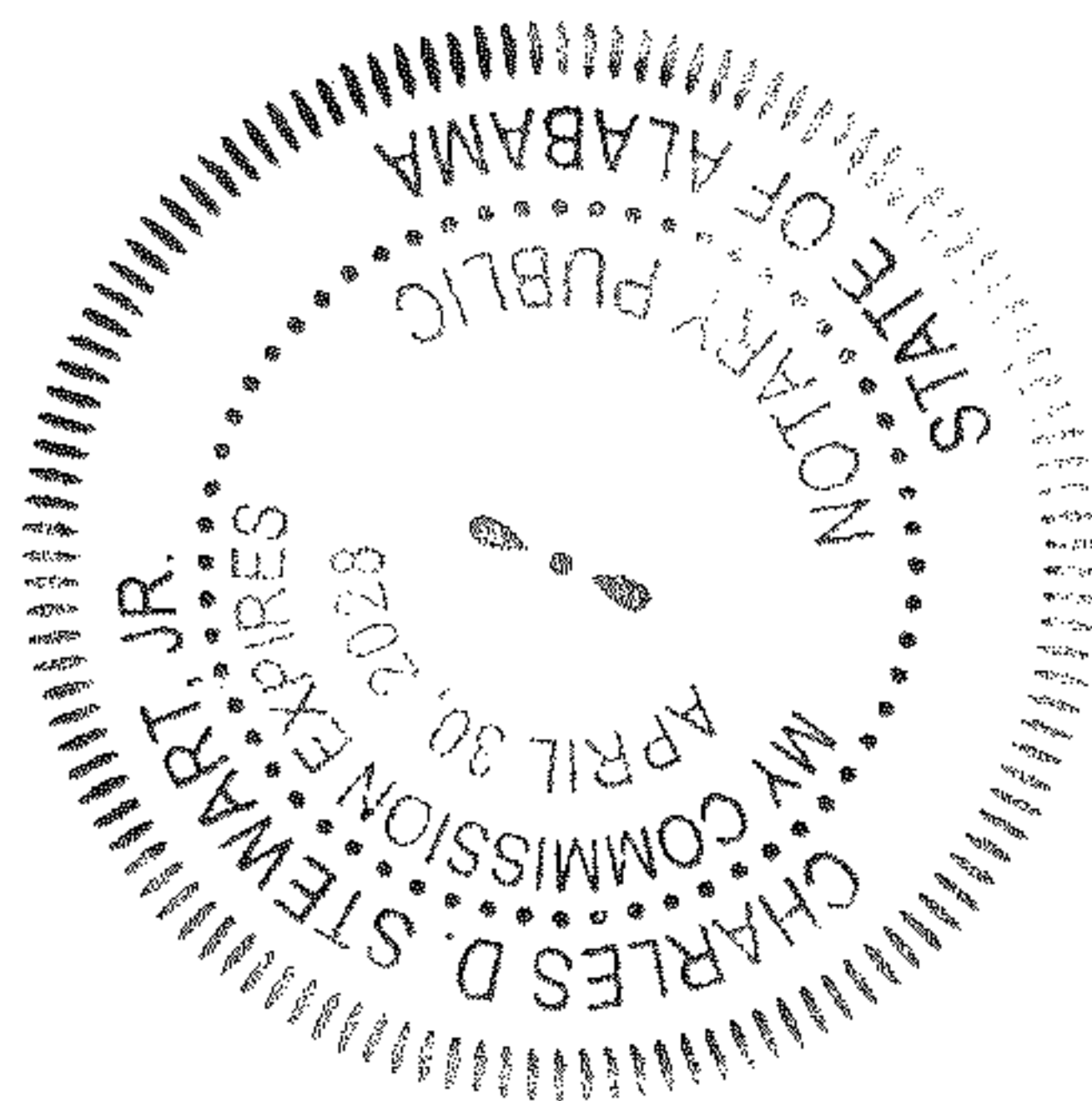
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 29 day of January, 2026.



John B Felton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B Felton whose name 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of January, 2026.



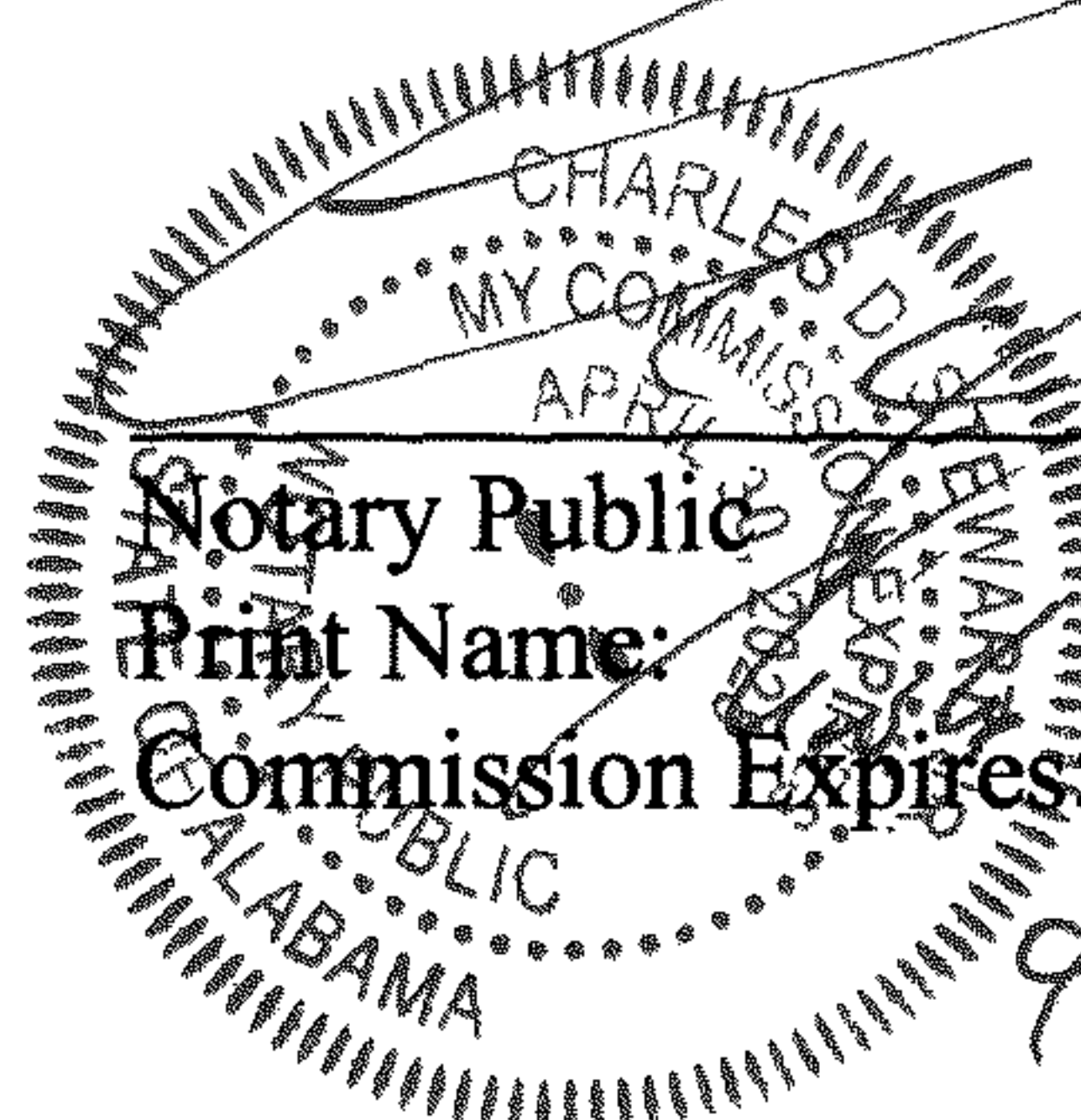

Notary Public
Print Name: Charles D Stewart, Jr
Commission Expires: 4-30-28

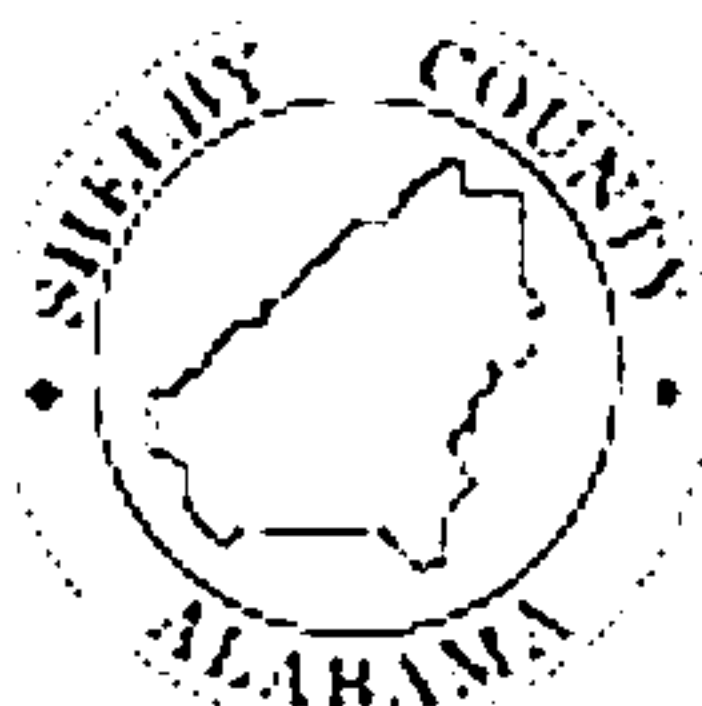

Vonda B Felton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vonda B Felton whose name 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 the said instrument, she executed the same voluntarily on the day the same bears date.

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


Notary Public
Print Name: Charles D Stewart, Jr
Commission Expires: 4-30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2026 02:04:36 PM
\$166.00 JOANN
20260203000031910

