

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Haley Guy and Ryne Tyler Ayala
325 Union Dr.
Montevallo, AL 35115

**GENERAL WARRANTY DEED
JOINT RIGHTS OF SURVIVORSHIP**

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00)**, the amount of which can be verified on the Closing Statement, and other good and valuable consideration in hand paid to Sarah Elizabeth Nickle and Karl Aaron Mollica, wife and husband (hereinafter referred to as "Grantors"), whose address is 1114 Leisure Ave., Tampa, FL 33613, the receipt and sufficiency of which is hereby acknowledged, by Haley Guy and Ryne Tyler Ayala (hereinafter referred to as "Grantees"), whose address is 3006 O'Conner Ct. N., Helena, AL 35080, hereby grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, 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 Shelby County, Alabama, to-wit:

Lot 31 Colonial Oaks Phase 2, according to the Plat thereof, recorded in Map Book 53 Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 325 Union Dr., Montevallo, AL 35115

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.


\$259,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the successors and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are 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 Grantors hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the 13th day of February, 2026.



Sarah Elizabeth Nickle

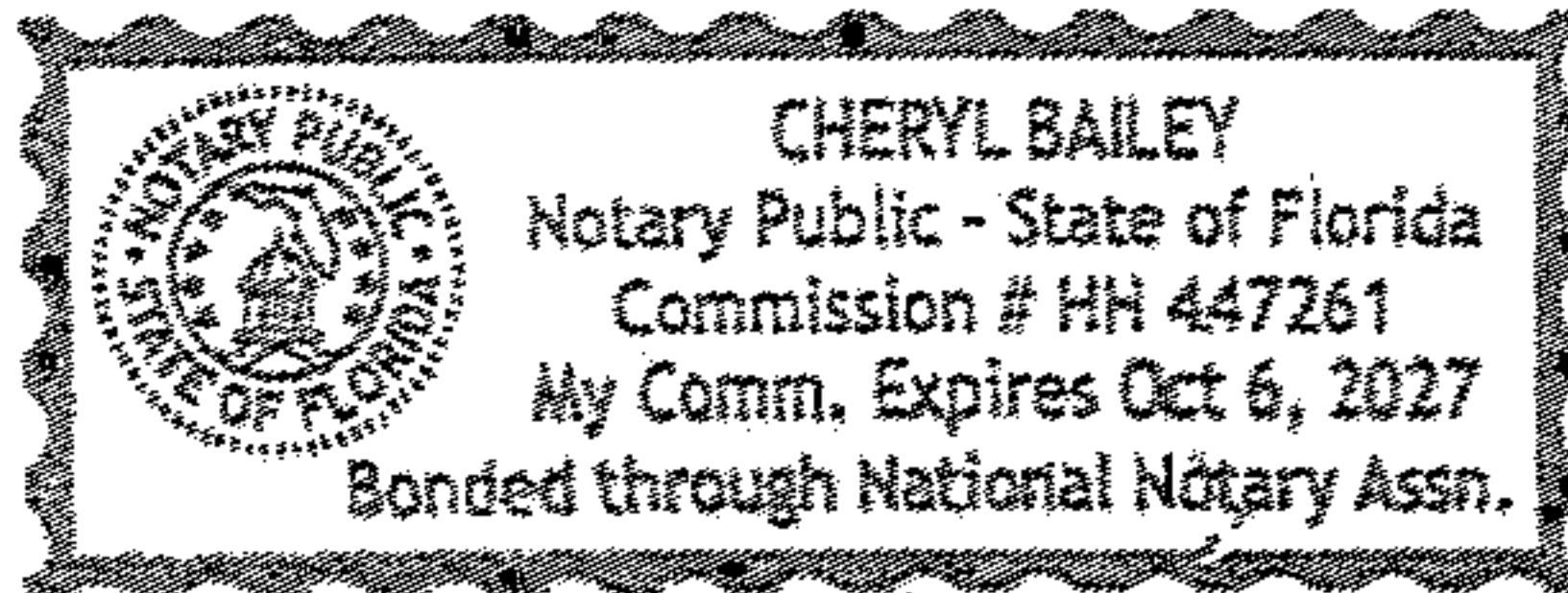

Karl Aaron Mollica

STATE OF FLORIDA
COUNTY OF Hillsborough

I, the undersigned Notary Public in and for said County and State, hereby certify that Sarah Elizabeth Nickle and Karl Aaron Mollica, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2026.


Notary Public
My Commission Expires: Oct 6, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2026 10:33:35 AM
\$71.00 KELSEY
20260217000043930

