

Send Tax Notice to:  
William Eugene Leys, Jr.,  
1516 Timber Drive  
Helena, AL 35080

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

File: PEL-26-1467

STATE OF ALABAMA  
COUNTY OF SHELBY

Actual Value: \$270,000.00

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Ten Dollars (\$10.00) 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

**William Eugene Leys, Jr., Representative of Estate of William Eugene Leys aka William E Leys., deceased, Probate Case No. PR-2025-002679 (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1516 Timber Dr., Helena, AL 35080

by **William Eugene Leys, Jr. (herein referred to as "Grantee")**, whose mailing address is

1516 Timber Drive, Helena, AL 35080

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 **1516 Timber Dr., Helena, AL 35080**,

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.

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.

\*Co Grantee who held title jointly, Karon Keys predeceased on 7/5/2024

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of February, 2026.

Estate of William Eugene Leys aka William E Leys., deceased, Probate Case No. PR-2025-002679

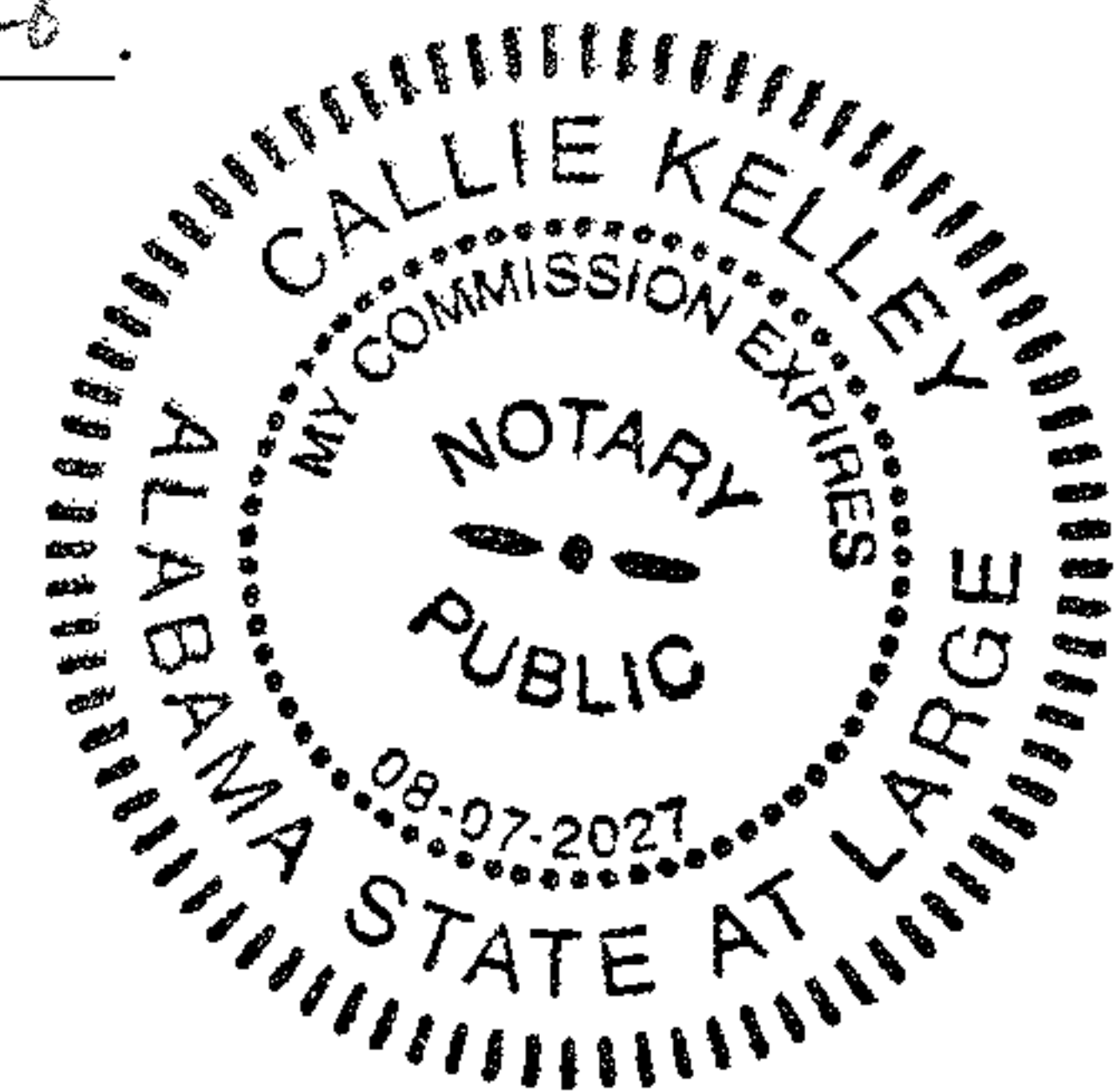
By: *William Eugene Leys, Jr.*  
William Eugene Leys, Jr., Representative

State of Alabama  
County of Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Eugene Leys, Jr., Representative**, whose name(s) as **Representative(s)** of **Estate of William Eugene Leys aka William E Leys., deceased, Probate Case No. PR-2025-002679**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of William Eugene Leys aka William E Leys., deceased, Probate Case No. PR-2025-002679**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of February, 2026.

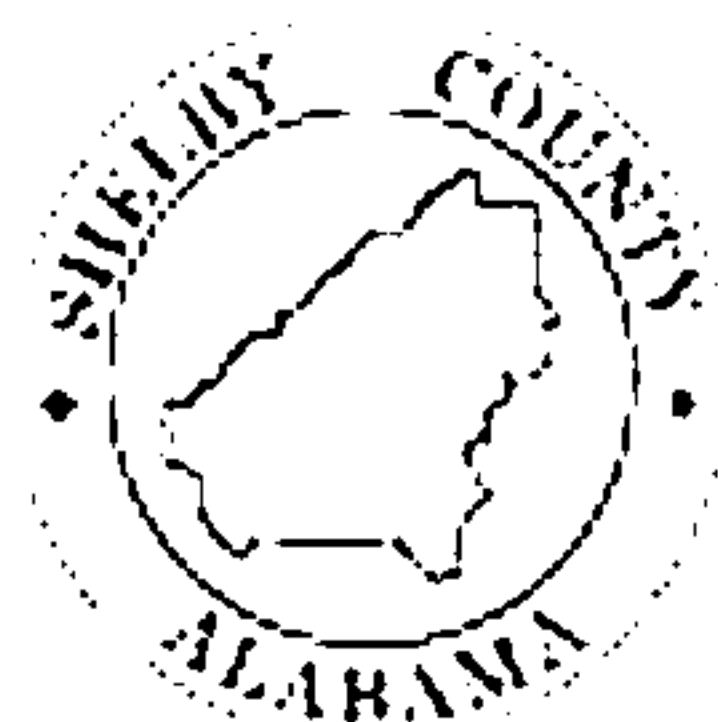
*Callie Kelley*  
Notary Public  
Callie Kelley  
Printed Name  
My Commission Expires: 08-07-2027



**EXHIBIT A**

Property 1:

Lot 43, according to the Survey of Timber Park, 'Phase III, recorded in Map Book 15, page 11, in the Probate Office of Shelby County Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/23/2026 11:52:21 AM**  
**\$30.00 BRITTANI**  
**20260223000050340**

*Allie S. Bayl*