

Send Tax Notice to:
Gabrielle Stewart and Elizabeth Craft
Stewart
54 Huntmaster Lane
Pelham, AL 35124

This Instrument Prepared By:
Robert McNearney
717 Kerr Drive
Gardendale, AL 35071

File: **GDL-26-849**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00) 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 **Brenda J. Wade, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

261 Rock Drive, Gardendale, AL 35071

by **Gabrielle Stewart and Elizabeth Craft Stewart (herein referred to as "Grantee," whether one or more)**, whose mailing address is

54 Huntmaster Lane, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **54 Huntmaster Lane, Pelham, AL 35124**, 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.

\$284,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 23 day of February, 2026

Brenda J. Wade
Brenda J. Wade

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brenda J. Wade 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 23 day of February, 2026.

[Signature]
Notary Public
My Commission Expires:



EXHIBIT A

Property 1:

Lot 54, according to survey of Hunter's Glen, as recorded in Map Book 6, Page 49 in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, Commence at the Southwest corner of Lot 53, according to Hunter's Glen Subdivision, as recorded in Map Book 6, Page 49, in the Probate Office of Shelby County, Alabama, and run thence in a Westerly direction along the North line of County Road No. 72 a distance of 12,70 feet to a point of beginning; thence continue in a Westerly direction a distance of 12.70 feet to the Southeast corner of Lot 54 of said subdivision; thence run in a northeasterly direction 261.98 feet to the South line of Huntmaster Lane; thence run Easterly along Huntmaster Lane a distance of 13.72 feet to a point; thence run in a Southwesterly direction a distance of 263.49 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2026 01:58:22 PM
\$48.50 JOANN
20260223000050810

Allen S. Boyd