

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ALEXANDER MITCHELL HAMILTON
1125 LAKE POINT COURT
HOOVER, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED SIXTY TWO THOUSAND AND NO/100 DOLLARS (\$462,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, MARY C. WEHBY, a widow, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto ALEXANDER MITCHELL HAMILTON, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 2055, according to the Survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17 Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026, if any.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17 Page 14, Book 14 Page 536, Book 17 Page 550, Book 190 Page 35 and Instrument No. 1994-00379 in the Probate Office.
3. Building setback lines and easements as shown on plat recorded in Map Book 17 Page 14 in the Probate Office.
4. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 1993-24588 in the Probate Office.
5. Articles of Incorporation of Lake Point Estates Association, Inc., as recorded in Book 36 Page 315 in the Probate Office.
6. Articles of Incorporation of Lake Point Estates Residential Association, as recorded in Instrument No. 20091228000470990 in the Probate Office.

Mary C. Wehby is the sole surviving grantee of that certain deed recorded in Instrument No. 1996-03597; the other grantee, Kelly J. Wehby, having died on or about MARCH 4, 2018.

Mary C. Wehby is one and the same person as Mary Christine Wehby as shown in the Durable Power of Attorney dated August 6, 2025.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23RD day of FEBRUARY, 2026.

Mary C. Wehby (L.S.)
MARY C. WEHBY

BY: Jon Wehby, as her
lawful Agent as per Durable Power of Attorney
dated August 6, 2025 and being filed
simultaneously herewith

Mary C. Wehby (L.S.)
MARY C. WEHBY

BY: Mary C. Wehby Martz, as her
lawful Agent as per Durable Power of Attorney
dated August 6, 2025 and being filed
simultaneously herewith

STATE OF ALABAMA
COUNTY OF JEFFERSON

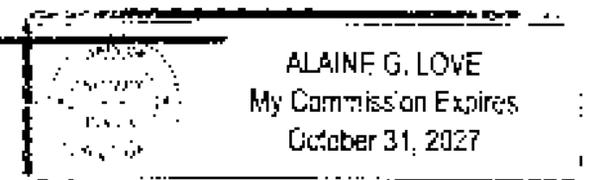
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JON WEHBY, whose name as Agent for MARY C. WEHBY, as per Durable Power of Attorney dated August 6, 2025, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such Agent and with full authority, has executed the same voluntarily on the day the same bears date on behalf of MARY C. WEHBY.

Given under my hand and official seal this 23RD day of FEBRUARY, 2026.

Alaine G. Love

Notary Public

My Commission Expires:



STATE OF ALABAMA
COUNTY OF JEFFERSON

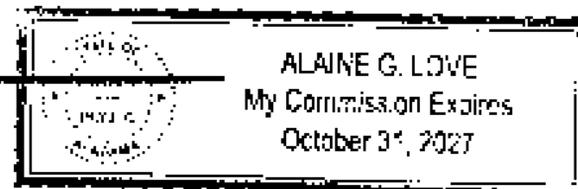
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTINA WEHBY MARXEN, whose name as Agent for MARY C. WEHBY, as per Durable Power of Attorney dated August 6, 2025, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, as such Agent and with full authority, has executed the same voluntarily on the day the same bears date on behalf of MARY C. WEHBY.

Given under my hand and official seal this 23RD day of FEBRUARY, 2026.

Alaine G. Love

Notary Public

My Commission Expires:



Grantor's Name:
MARY C. WEHBY, a widow

Grantee's name:
ALEXANDER MITCHELL HAMILTON

Mailing Address:
1125 LAKE POINT COURT
HOOVER, ALABAMA 35244

Mailing Address:
1125 LAKE POINT COURT
HOOVER, ALABAMA 35244

Property Address:
1125 Lake Point Court
Hoover, AL 35244

Date of Sale: FEBRUARY 23RD, 2026
Total Purchase Price: \$462,000.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2026 02:07:55 PM
\$493.00 BRITTANI
20260225000053680

Allen S. Bayl