

Send Tax Notice to:  
Ron Pharr  
102 Morris Valley LN  
Wilsonville, AL 35186

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This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: **BHM-26-1592**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00) 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

**Jeffrey Glenn Dean, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

po box 1361, pelham, AL 35124

by **Ron Pharr (herein referred to as "Grantee")**, whose mailing address is

102 Morris Valley Ln, Wilsonville, AL 35186

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 **133 Thompson Drive, Vincent, AL 35178**, 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.

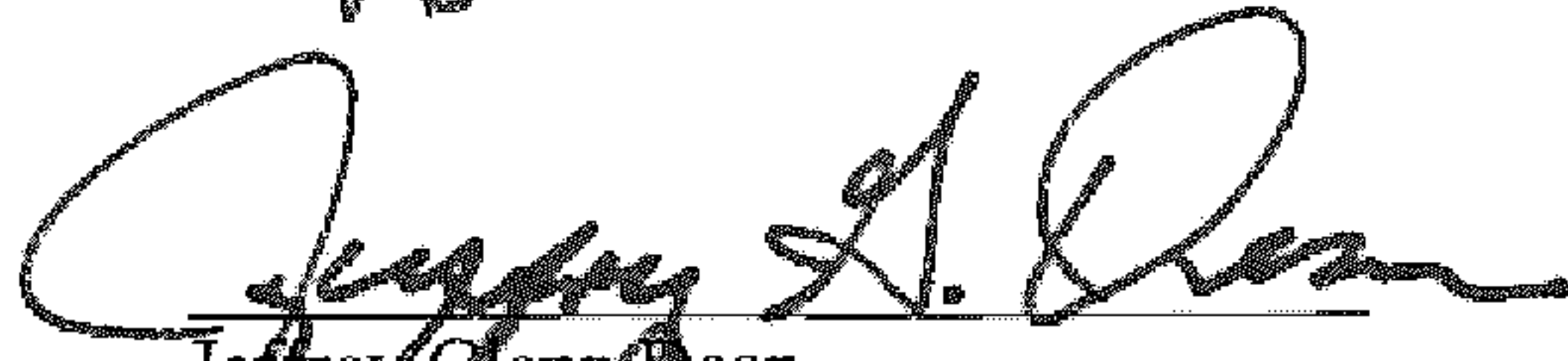
MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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.

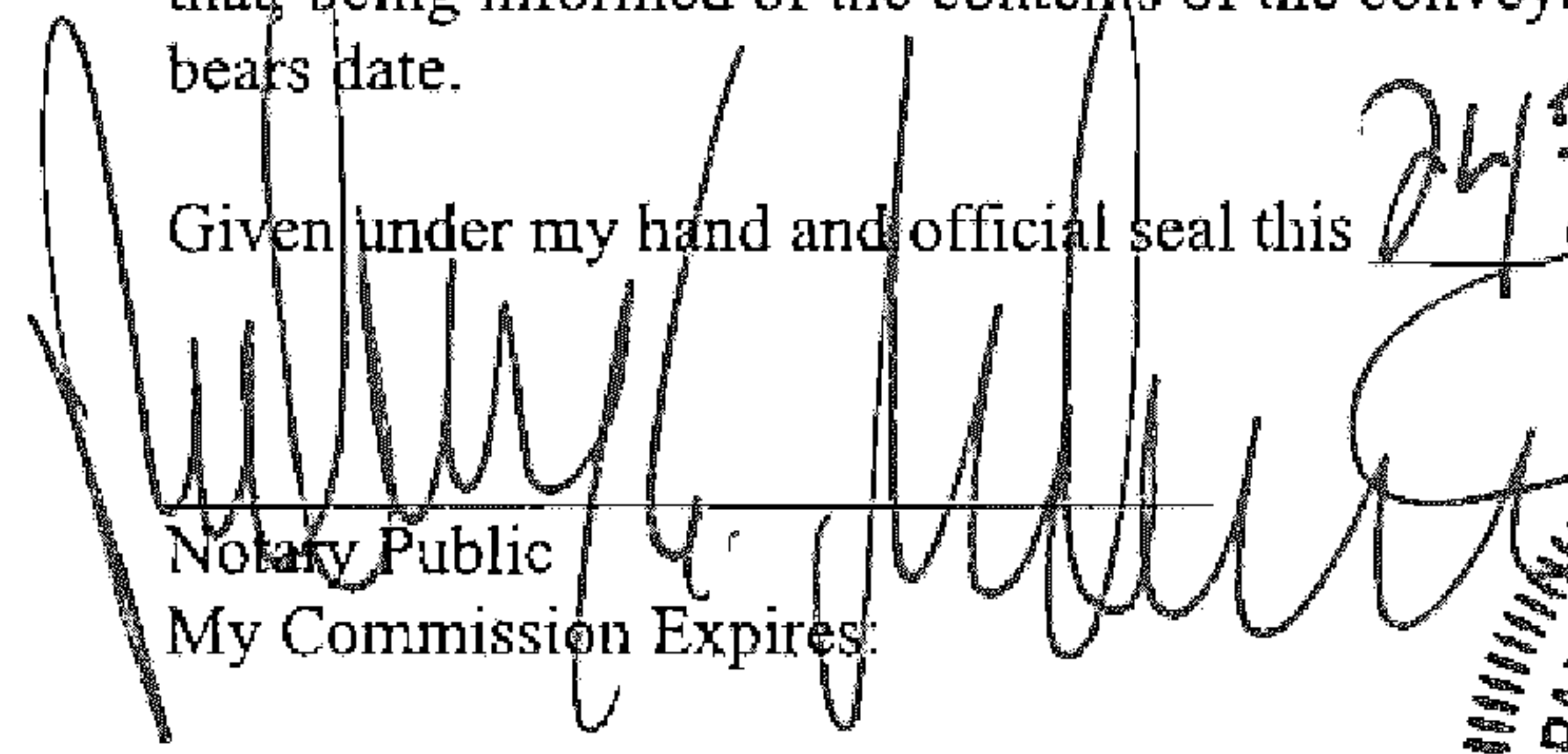
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24<sup>th</sup> day of February 2026

  
Jeffrey Glenn Dean

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey Glenn Dean 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 24<sup>th</sup> day of February, 2026.

  
Notary Public  
My Commission Expires:



**EXHIBIT A**

**Property 1:**

Commence at the SW corner of the SW1/4 of the NE1/4 of Section 23, Township 19 South, Range 2 East; thence run East along the South line of said 1/4-1/4 Section a distance of 234.43 feet to a point; thence turn an angle of 102 deg. 0 min. 14 sec. to the left and run a distance of 688.85 feet to a point on the North line of the SW1/4 of the SW1/4 of the NE1/4 of Section 23; thence run West along said North line of said 1/4-1/4-1/4 Section a distance of 122 feet, more or less, to the West line of said 1/4-1/4-1/4 Section; thence run South along the West line of said 1/4-1/4-1/4 Section a distance of 665 feet, more or less, to the point of beginning.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/04/2026 02:00:06 PM**  
**\$138.00 BRITTANI**  
**20260304000062720**  
General Warranty Deed - Individual (AL)

*Brittani S. Bayl*