

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

SEND TAX NOTICE TO:  
Dustin James Grandchamp and Destin  
Brianna Wilder  
937 Tulip Poplar Lane  
Birmingham, AL 35244

State of Alabama

**GENERAL WARRANTY DEED  
JOINT RIGHTS OF SURVIVORSHIP**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FOUR HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$410,000.00)**, and other good and valuable consideration in hand paid to **William Bradley Stiles, Husband, and Summer Stiles, Wife** (hereinafter referred to as "Grantors"), whose address is 989 Yeager Parkway, Pelham AL 35124, the receipt and sufficiency of which is hereby acknowledged, by **Dustin James Grandchamp, and Destin Brianna Wilder**, as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), whose address is 937 Tulip Poplar Lane, Birmingham, AL 35244, hereby grant, bargain, sell and convey unto Grantees, 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:

**Property 1:**

**Lot 1108, according to the survey of Riverchase Country Club, 18th Addition, as recorded in Map Book 8, Page 86, in the Probate Office of Shelby County, Alabama.**

Property Address: **937 Tulip Poplar Lane, Birmingham, AL 35244**

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.

**Brad Stiles is one and the same as William Bradley Stiles. Dustin James Grandchamp is one and the same as Dustin J. Grandchamp.**

**\$328,000.00** 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 **27th day of February, 2026**

*Brad Stiles*

Brad Stiles

*Summer Stiles*

Summer Stiles

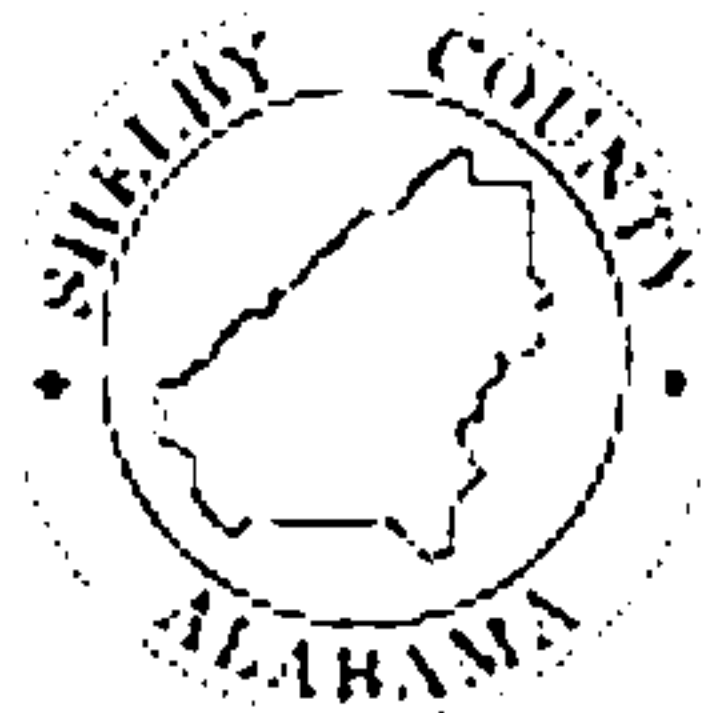
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brad Stiles, and Summer Stiles 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 27th day of February, 2026.

*Patrick Skyler Murphy*  
Notary Public  
My Commission Expires:

**PATRICK SKYLER MURPHY**  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/04/2026 02:52:58 PM**  
**\$109.00 JOANN**  
**20260304000062870**

*Allie S. Beal*