

Send tax notice to:  
Shawna Bailey  
606 Emerald Trace  
Chelsea, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2026071

SHELBY COUNTY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$669,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TDR Building, LLC, a limited liability company**, whose mailing address is **3112 Highway 109, Wilsonville, AL 35186**, (hereinafter referred to as "Grantor") by **Shawna Bailey** whose property address is: **606 Emerald Trace, Chelsea, AL, 35043** (hereinafter referred to as Grantee"), 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 estate situated in Shelby County, Alabama, to-wit:

**Lot 15A, according to a Resurvey of Lots 8 thru 22 of Emerald Parc, Phase II, and Lots 33 thru 37 of Emerald Parc, as recorded in Map Book 32, page 138 in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not due and payable until October 1, 2026.
2. Building lines, restrictions, notes, rights of way and easements as shown on Map Book 32, page 65; Map Book 32, page 138 and Map Book 36, page 147 in the Probate Office.
3. Restrictions, Covenants and Conditions as shown in Instrument 2002-17284, amended in Instrument No. 20040302000106380; Instrument 20051229000669610, and Instrument No. 20020919000438100, and any amendments thereto, recorded in the Probate Office.
4. Right of way to Alabama Power Company as set forth in Instrument No. 20040206000061980 in the Probate Office.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 79, page 96, in the Probate Office.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, TDR Building, LLC, by Courtney Hill, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 13 day of March, 2026.

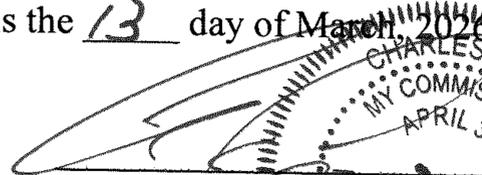
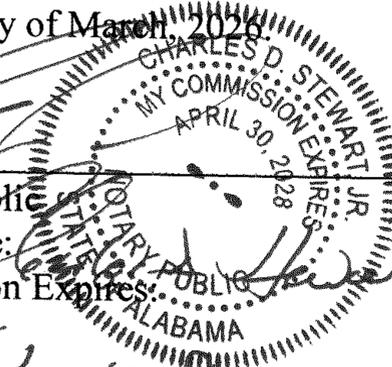
TDR Building, LLC

By: Courtney Hill  
Courtney Hill, Authorized Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtney Hill, whose name as Authorized Agent of TDR Building, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she, as Authorized Agent, executed the same voluntarily for and as an act of said limited liability company.

Given under my hand and official seal this the 13 day of March, 2026

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/28  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2026 09:41:28 AM  
\$695.00 BRITTANI  
20260316000074750

Allie S. Boyd