

Send Tax Notice to:
Lauren Colley and Jacob Marasckin
876 Barkley Dr.
Alabaster, AL 35007-7555

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-26-2341**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TEN THOUSAND FIVE HUNDRED AND 00/100 (\$310,500.00) 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 **Courtney Shay Webb, FKA Courtney Shay Dunn, and Matthew Webb, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

316 Paddock Club Drive, Panama City Beach, FL 32407

by **Lauren Colley and Jacob Marasckin (herein referred to as "Grantee")**, whose mailing address is

876 Barkley Dr, Alabaster, AL 35007-7555

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 **876 Barkley Dr, Alabaster, AL 35007-7555**, 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.

\$248,400.00 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 20 day of March, 2026



Courtney Shay Webb

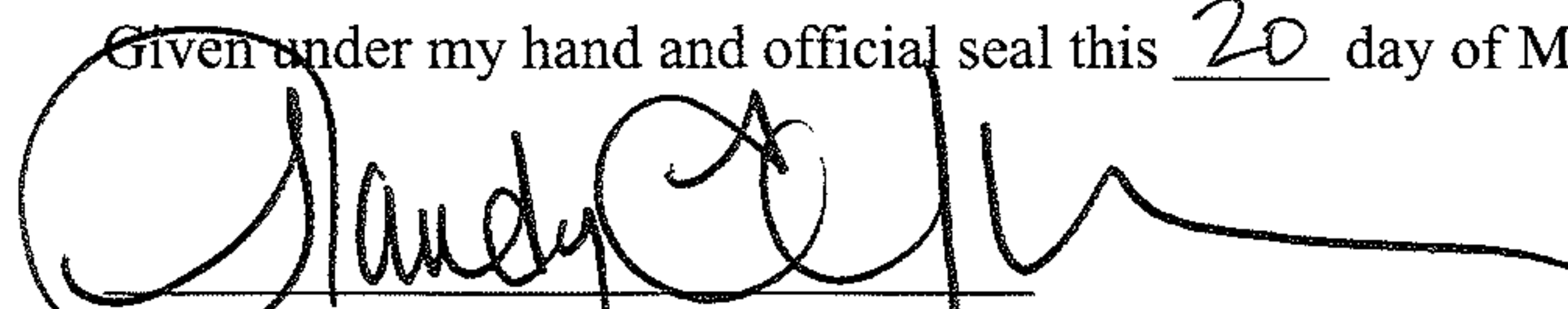


Matthew Webb

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Courtney Shay Webb and Matthew Webb 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 20 day of March, 2026.



Notary Public
My Commission Expires: 01/09/2027

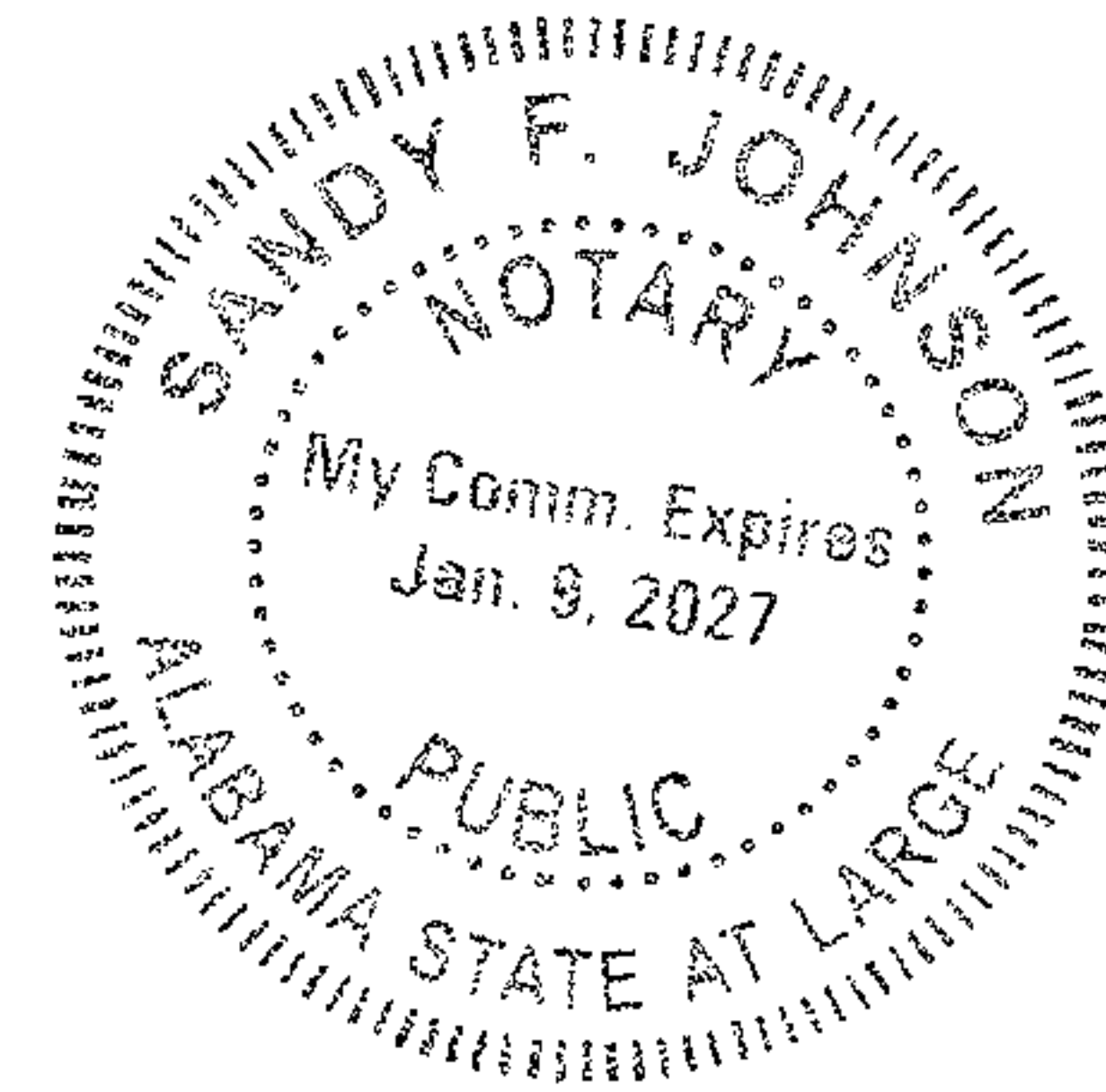


EXHIBIT A

Property 1:

Lot 339, according to the Survey of Silver Creek Sector III Phase I, as recorded in Map Book 33, Page 151, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2026 10:08:54 AM
\$91.50 JOANN
20260324000083480

Allen S. Bayl