

Prepared by:  
Cynthia A. Martin  
1780 Gadsden  
Highway  
Birmingham, AL  
35235  
File No.: 2026-  
8397

Send Tax Notice To:  
Steven Bedsole and Karen J. Bedsole  
1058 Edgewater Lane  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

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**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$435,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Wanda Payton, a single woman**, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Steven Bedsole and Karen J. Bedsole**, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 10-13, according to the Map and Survey of Chelsea Park — 10th Sector, as recorded in Map Book 37, Page 12, in the Office-of-the-Judge-of Probate-of Shelby-County,-Alabama:

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed and filed for record as Inst. #20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 10th Sector executed by Chelsea Park Residential Association, Inc. and recorded as Inst. #20061108000548430, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**NOTE:** \$435,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 31st day of March, 2026.

Wanda Payton

Wanda Payton

**State of Alabama**  
**County of Jefferson**

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that Wanda Payton whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2026.

Cynthia A. Martin

Notary Public: Cynthia A. Martin  
My Commission Expires: May 1, 2028



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Wanda Payton  
Mailing Address 1058 Edgewater Lane  
Chelsea, AL 35043

Grantee's Name Steven Bedsole and Karen J. Bedsole  
Mailing Address 1058 Edgewater Lane  
Chelsea, AL 35043

Property Address 1058 Edgewater Lane  
Chelsea, AL 35043

Date of Sale 03/31/2026  
Total Purchase Price \$435,000.00

Or  
Actual Value \$ \_\_\_\_\_

Or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement  
 Appraisal  
\_\_\_\_\_ Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Name: Wanda Payton

Date: 31st day of March, 2026

Wanda Payton  
Wanda Payton

Guthrie A. Mat (Verified)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/01/2026 02:21:47 PM**  
**\$29.00 JOANN**  
**20260401000095570**

Allie S. Bayal