

Send Tax Notice to:  
John M. Shadowen and Brooke M.  
Shadowen  
1132 Birchwood Lane  
Alabaster, AL 35007

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-26-3283**

STATE OF ALABAMA  
COUNTY OF **SHELBY**

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED FIFTY SIX THOUSAND THREE HUNDRED EIGHTY AND 00/100 (\$556,380.00)** 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

**Valor Communities, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more),** whose mailing address is

1038 Research Boulevard, Suite 290, Madison, AL 35758

by **John M. Shadowen and Brooke M. Shadowen, a married couple (herein referred to as "Grantee," whether one or more),** whose mailing address is

1132 Birchwood Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1132 Birchwood Lane, Alabaster, AL 35007**, 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.

**\$445,104.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 31<sup>st</sup> day of March, 2026

Valor Communities, LLC, an Alabama Limited Liability Company

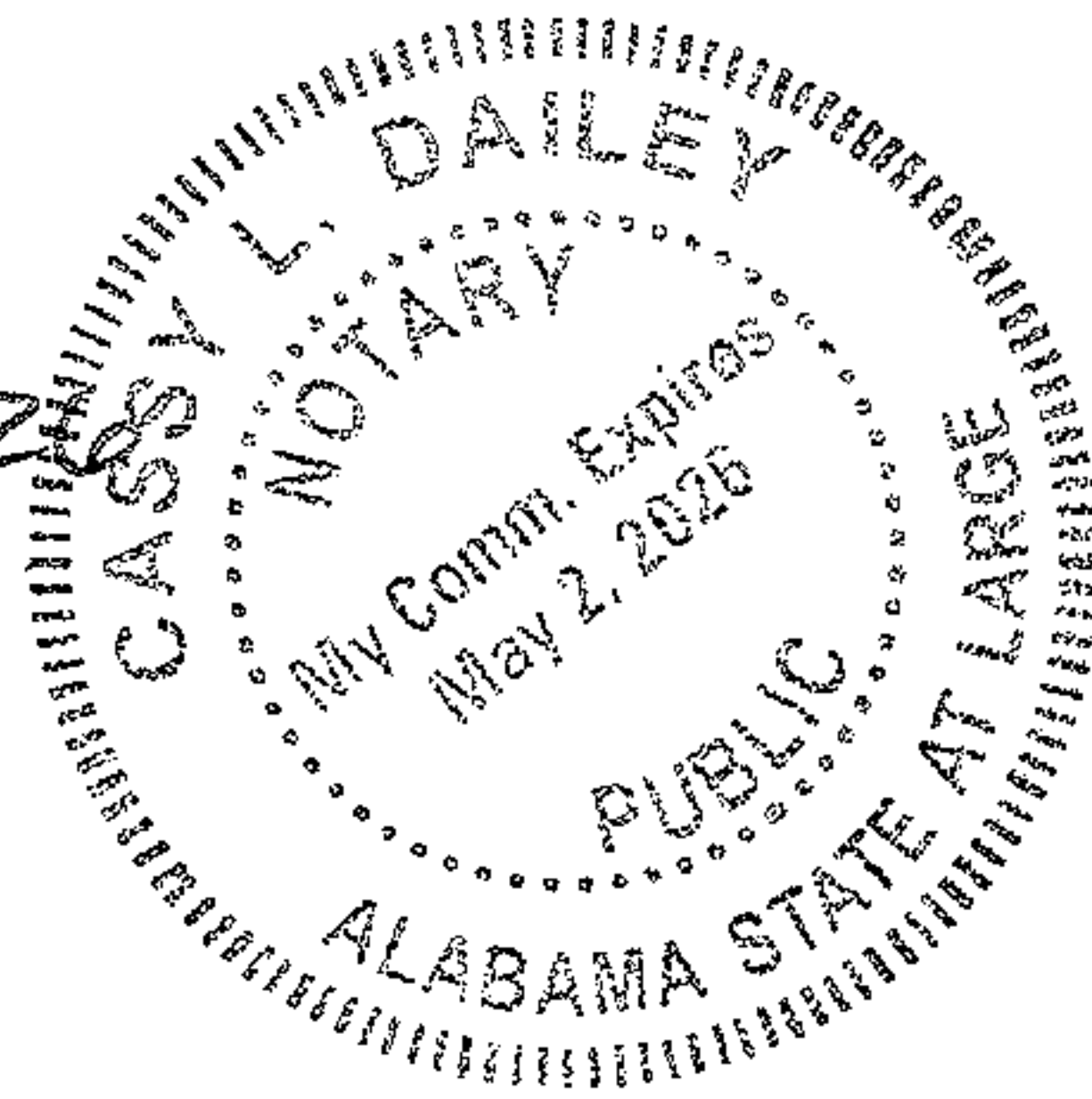
By: *Jeannie Chance*  
Jeannie Chance, Authorized Agent

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeannie Chance, Authorized Agent**, whose name(s) as **Authorized Agent(s) of Valor Communities, LLC, a/an Alabama Limited Liability Company**, is 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Valor Communities, LLC**, on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of March, 2026.

*Cassy L. Dailey*  
Notary Public  
Cassy L. Dailey  
Printed Name  
My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 55 according to subdivision plat of Wynlake Sector 6, Phase 2, as recorded in Map Book 62, Page 15 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  
04/03/2026 10:39:07 AM  
\$139.50 BRITTANI  
20260403000098200**

*Alvin S. Bayl*