

20221208000445720  
12/08/2022 11:33:34 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Sophia Wallace-Roberson  
P.O. Box 343  
Vincent, AL 35178

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED TWENTY EIGHT THOUSAND AND 00/100 (\$228,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Steel Magnolia Homes, LLC, a Nevada Limited Liability Company**, whose address is 601 Johnnys Cove, Leeds, AL 35094, (hereinafter "Grantor", whether one or more), by **Sophia Wallace-Roberson**, whose address is P.O. Box 343, Vincent, AL 35178, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Sophia Wallace-Roberson, a single person**, the following described real estate situated in Shelby County, Alabama, the address of which is 25 Southern Street, Vincent, AL 35178, to-wit:

**A tract of land on the South side of the NW 1/4 of the N/W 1/4 of Section 11, Township 19 South, Range 2 East, situated in Shelby County, Alabama, more particularly described as follows: From the SW corner of the NW 1/4 of the NW 1/4 of Section 11, Township 19 South, Range 2 East go East 782 feet along the South boundary line to the East boundary line of Highway No. 25 (Vincent to Leeds Road) for point of beginning; thence continue straight along the South boundary line of the NW 1/4 of the NW 1/4 of Section 11, Township 19 South, Range 2 East, 208 feet; thence North 208 feet; thence West 208 feet to the East boundary line of Highway No. 25 (Vincent to Leeds Road); thence South along the East boundary line of Highway No. 25 to point of beginning, being on the South side of the N/W 1/4 of the NW 1/4 of Section 11, Township 19 South, Range 2 East and all lying on the East side of Highway No. 25 (Vincent to Leeds Road).**

**Together with that certain Joint Driveway Agreement as recorded in Instrument No. 1997-08485, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$223,870.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Steel Magnolia Homes, LLC, a Nevada Limited Liability Company, by Sherry Pruett, as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 7th day of December, 2022.

Steel Magnolia Homes, LLC, a Nevada Limited Liability Company

By: Sherry Pruett Manager  
Sherry Pruett, Manager

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Sherry Pruett whose name as Manager of Steel Magnolia Homes, LLC, a NV Limited Liability Company, 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 instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 7th day of December, 2022.

[Signature]  
Notary Public  
My Commission Expires: 1/29/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/08/2022 11:33:34 AM  
\$29.50 BRITTANI  
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Alvin S. Bayl