

Prepared by, and after recording return to:

Damon P. Denney
Burr & Forman LLP
420 North Twentieth Street; Ste. 3400
Birmingham, Alabama 35203
(205) 251-3000

Send Tax Notice to:

2728 Ranches, LLC
2117 Southwind Circle
Hoover, Alabama 35244



20230407000098600 1/3 \$480.50
Shelby Cnty Judge of Probate, AL
04/07/2023 02:51:21 PM FILED/CERT

Source of Title: 20211207000582580

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **2728 RANCHES, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, **WILLIAM E. CARY, JR.**, a married man, and **CONNIE L. CARY**, a married woman (collectively, the "Grantor"), do hereby grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof, **TOGETHER WITH** all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving said property.

TO HAVE AND TO HOLD such property unto the Grantee, and its successors and assigns forever.

Grantor hereby covenants with Grantee that said property is free from encumbrances made by Grantor other than encumbrances of record, if any, as of the date of this Statutory Warranty Deed, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.

Grantor is a married couple, and the above described property is not the homestead of Grantor.

Pursuant to the provisions of Ala. Code §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantee' s Name and Mailing Address:	Grantor' s Name and Mailing Address:
2728 Ranches, LLC 2117 Southwind Circle Hoover, Alabama 35244	William E. Cary, Jr., and Connie L. Cary 2117 Southwind Circle Hoover, Alabama 35244
Property Address: Lots 27 and 28, Ranches at Shelby Lakes, Shelby, Alabama 35143 VACANT	
Date of Sale/Conveyance:	March __, 2023
Total Purchase Price/Value:	\$452,380.00
The Purchase Price can be verified in:	Tax Assessor (see also, 20211207000582580)

Shelby County, AL 04/07/2023
State of Alabama
Deed Tax: \$452.50

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of the 10 day of March, 2023.

GRANTOR:

William E. Cary Jr.
Name: WILLIAM E. CARY, JR.

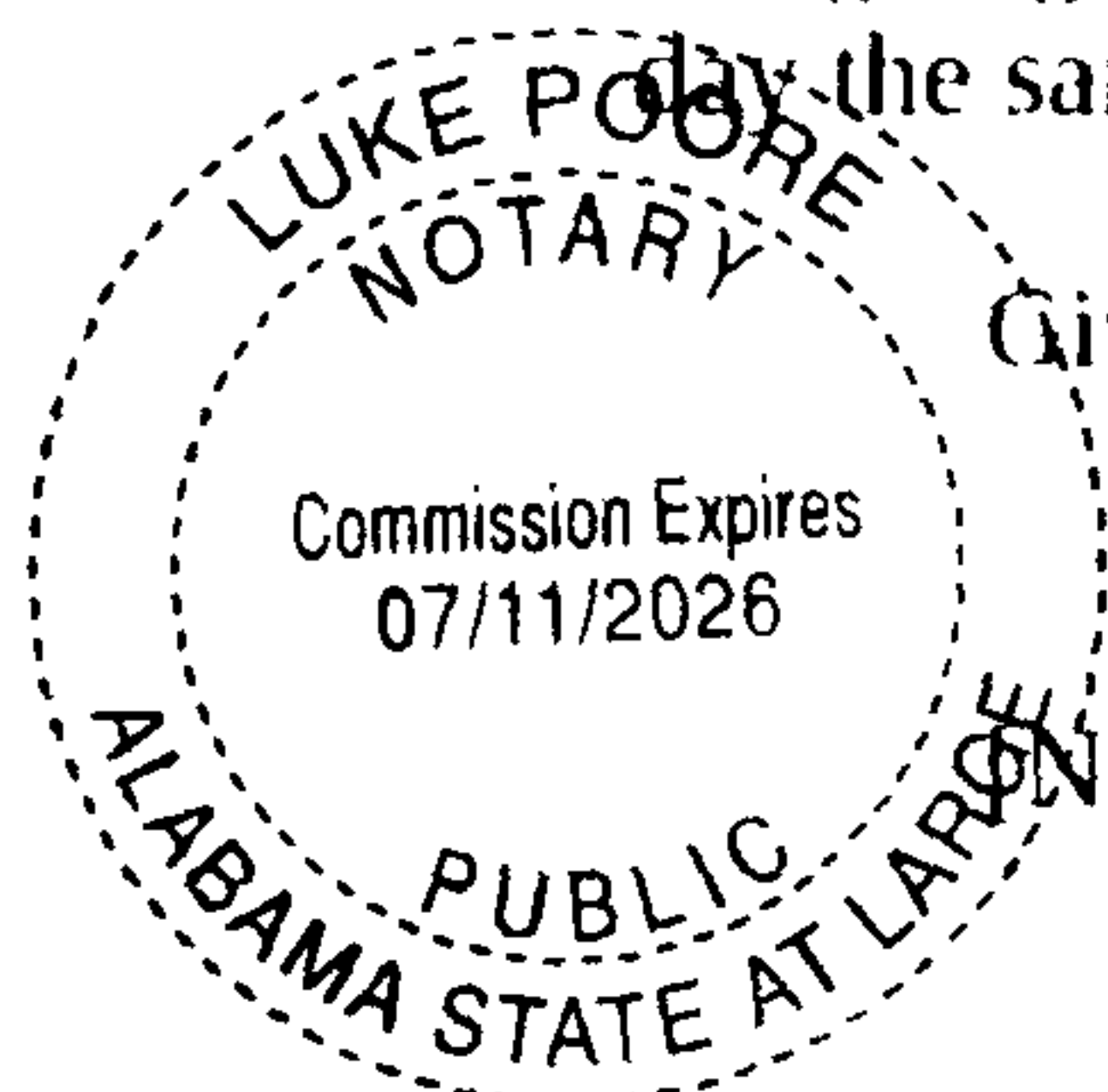
Connie L. Cary
Name: CONNIE L. CARY

STATE OF AL)
COUNTY OF Shelby)
:SS.

20230407000098600 2/3 \$480.50
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William E. Cary, Jr., whose name is signed to the foregoing statutory warranty deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing statutory warranty deed, he executed the same voluntarily as his individual act on the day the same bears date.

Given under my hand this 10 day of March, 2023.



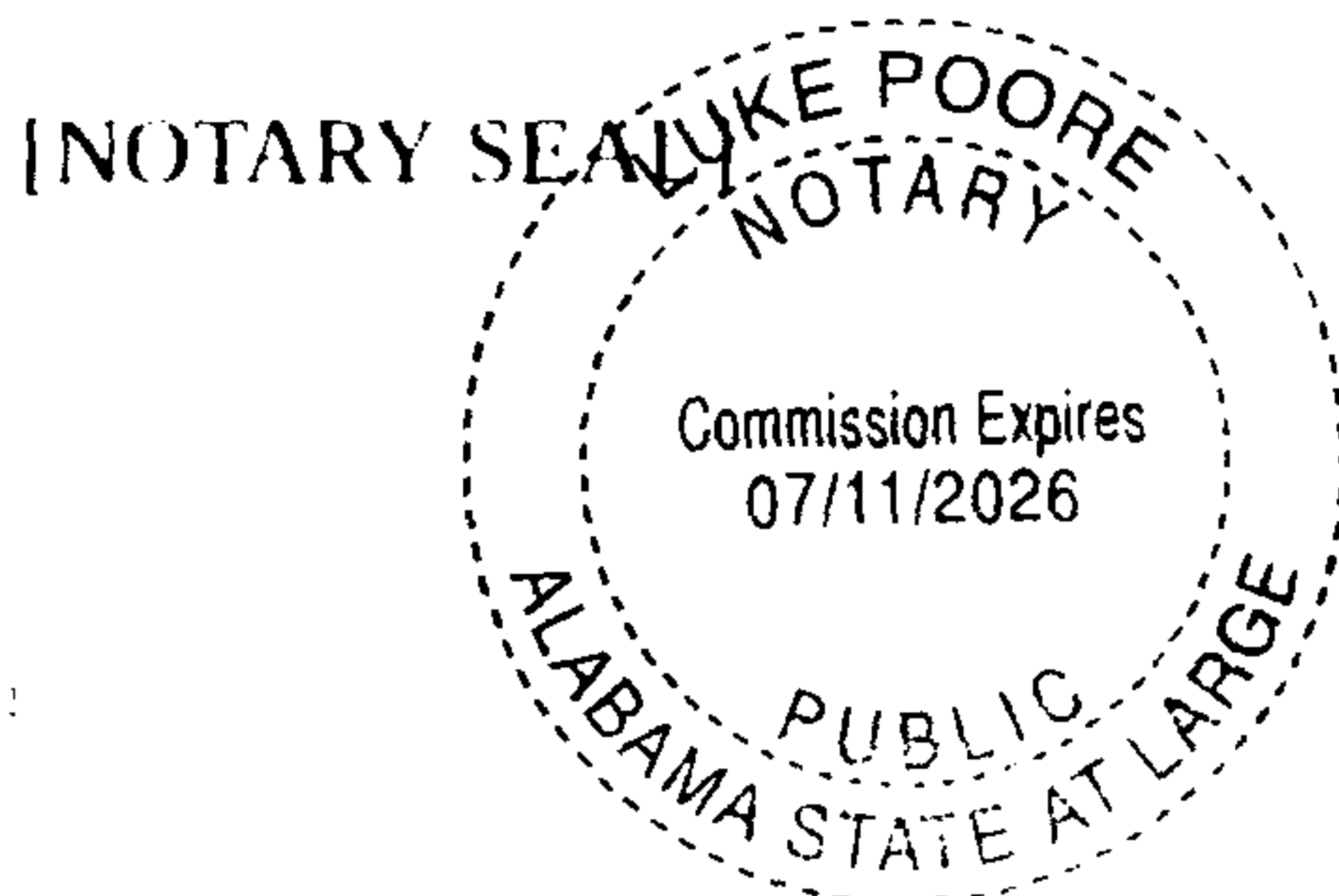
[Signature]

Notary Public
My Commission Expires: 7/11/26

STATE OF AL)
COUNTY OF Shelby)
:SS.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Connie L. Cary, whose name is signed to the foregoing statutory warranty deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing statutory warranty deed, she executed the same voluntarily as her individual act on the day the same bears date.

Given under my hand this 10 day of March, 2023.



[Signature]

Notary Public
My Commission Expires: 7/11/26

EXHIBIT "A"

Legal Description



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Lots 27 and 28 in The Ranches at Shelby Lakes, according to the plat thereof recorded in Map Book 55, Page 24A, in the Office of the Judge of Probate of Shelby County, Alabama.