

GRANTEE'S ADDRESS:
6107 Eagle Point Circle
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 6th day of October, 2023, in consideration of FIVE HUNDRED TWENTY-THREE THOUSAND FOUR HUNDRED EIGHTY-FIVE AND NO/100 DOLLARS (\$523,485.00) and other good and valuable consideration, the undersigned, **WALKER FAMILY HOLDINGS, LTD, A Limited Partnership**, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **J.D. CROWE and BELINDA CROWE**, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

Begin at the SW corner of the NW 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence South 00 degrees 44 minutes 01 seconds East a distance of 94.24 feet; thence S 88 degrees 24 minutes 50 seconds East a distance of 2482.72 feet to the Westerly right-of-way line of Shelby County Highway 49; thence North 04 degrees 30 minutes 27 seconds West and along said R.O.W. line a distance of 766.76 feet; thence North 87 degrees 40 minutes 41 seconds West and leaving said R.O.W. line a distance of 1205.75 feet; thence North 05 degrees 10 minutes 39 seconds West a distance of 831.95 feet; thence North 82 degrees 47 minutes 02 seconds West a distance of 788.25 feet; thence South 21 degrees 54 minutes 31 seconds West a distance of 149.57 feet; thence South 20 degrees 40 minutes 38 seconds West a distance of 230.61 feet; thence South 36 degrees 04 minutes 06 seconds West a distance of 265.09 feet; thence South 12 degrees 09 minutes 35 seconds West a distance of 367.01 feet; thence South 00 degrees 47 minutes 19 seconds East a distance of 125.66 feet; thence South 00 degrees 52 minutes 27 seconds East a distance of 524.70 feet to the point of beginning.

Said parcel containing 64.03 acres, more or less.

Subject to a 100' Alabama Power Company right-of-way and a 40' Shelby County right-of-way easement recorded in Map Book 48, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Property address: Not yet assigned, Shelby County, Alabama.

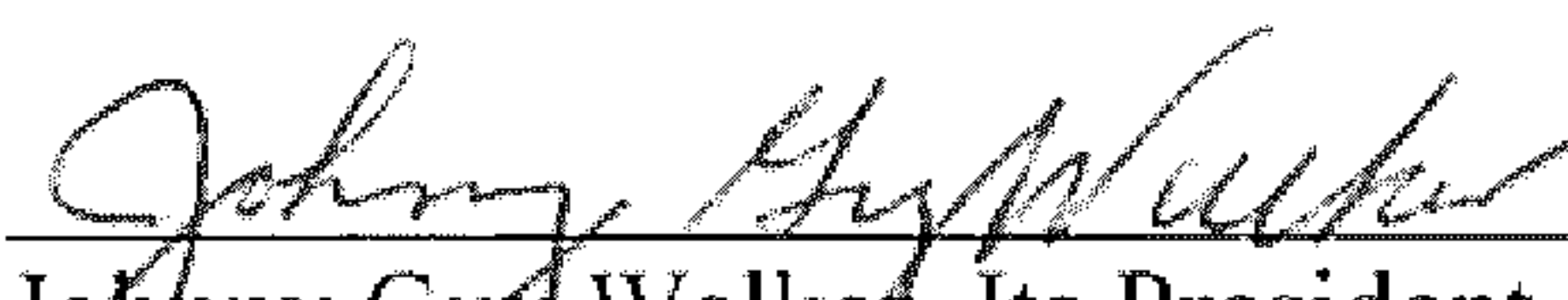
TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with and represent unto the Grantees that it is seized in fee simple of the lands above described; that the same is free of encumbrances and it will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor, by its General Partner, who is authorized to execute this conveyance, has hereunto set its signature and seal on the day and year first above written.

WALKER FAMILY HOLDINGS, LTD.
A Limited Partnership

By: Its General Partner
JG WALKER REALTY, INC.
A Corporation

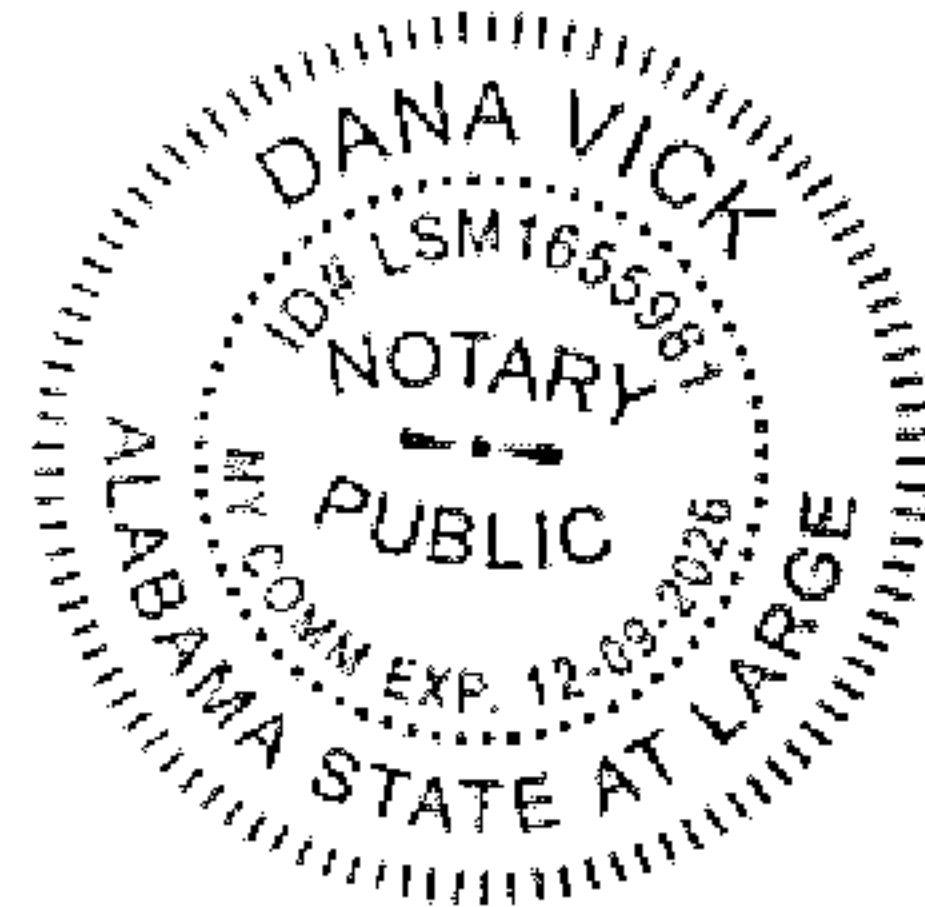
By:  (SEAL)
Johnny Guy Walker, Its President

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that Johnny Guy Walker, whose name as President of JG WALKER REALTY, INC., a corporation, , the General Partner of WALKER FAMILY HOLDINGS, LTD, a Limited Partnership, is acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand this the 6th day of October, 2023.



Dana Vick

NOTARY PUBLIC

My Commission Expires: 12/9/2026

This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Walker Family Holdings, Ltd.
 Mailing Address 7414 Highland Drive
Trussville, AL 35173

Grantee's Name J.D. Crowe and Belinda Crowe
 Mailing Address 6107 Eagle Point Circle
Birmingham, AL 35242

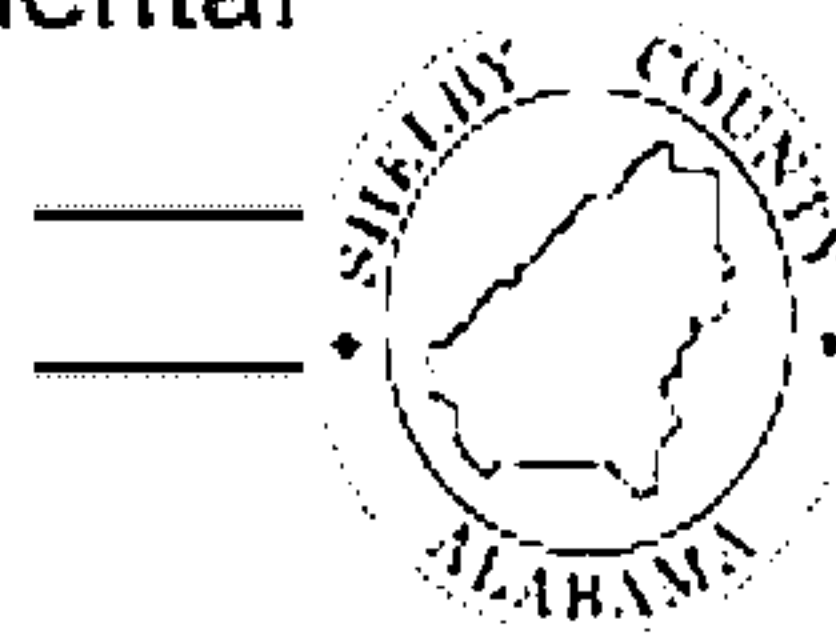
Property Address Not yet assigned
County Road 49
Columbiana, AL 35051

Date of Sale 10-6-2023
 Total Purchase Price \$ 523,485.00

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/06/2023 12:28:41 PM
 \$554.50 JOANN
 20231006000299380

If the conveyance document presented for recordation contains all of the required information refer above, the filing of this form is not required. *Allen S. Bayl*

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).

Date _____

Print J. Van Wilkins

Unattested

Sanavick

(verified by)

Sign _____

J. D. Crowe

(Grantor/Grantee/Owner/Agent) circle one