

Send Tax Notice to:
These Three Boutique, Inc., an
Alabama Corporation
516 Chelsea Farms Road
Chelsea, AL 35043

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

File: **PEL-23-15098**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$475,000.00)** 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 **Creek Property, LLC, an Alabama Limited Liability Company** (herein referred to as “Grantor,” whether one or more), whose mailing address is

1362 Highway 69, Chelsea, AL 35043

by **These Three Boutique, Inc., an Alabama Corporation** (herein referred to as “Grantee”), whose mailing address is

516 Chelsea Farms Road, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4.6 +/-Acres Co Rd 440, Chelsea, AL 35043,** 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 24th day of December, 2023.

Creek Property, LLC, an Alabama Limited Liability Company

By: David K. Shirley
David K. Shirley, Managing Member

By: Daniel E. Shirley
Daniel E. Shirley, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David K. Shirley, Managing Member and Daniel E. Shirley, Managing Member**, whose name(s) as **Managing Member(s) of Creek Property, LLC**, a/an **Alabama** corporation, 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 **Creek Property, LLC**, on the day the same bears date.

Given under my hand and official seal this 24th day of December, 2023.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name – Cassy L. Dailey
My Commission Expires: 05-02-26

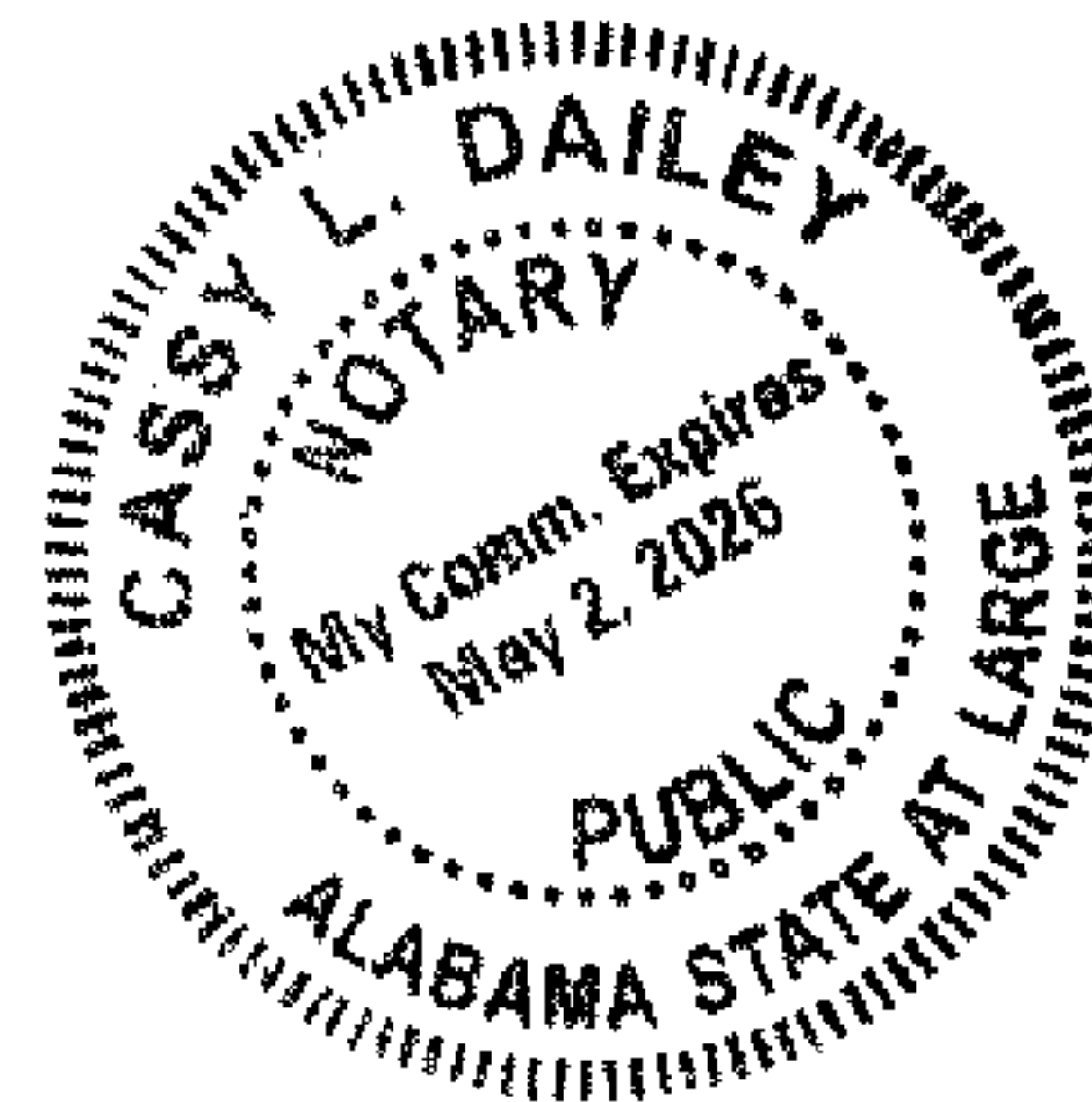
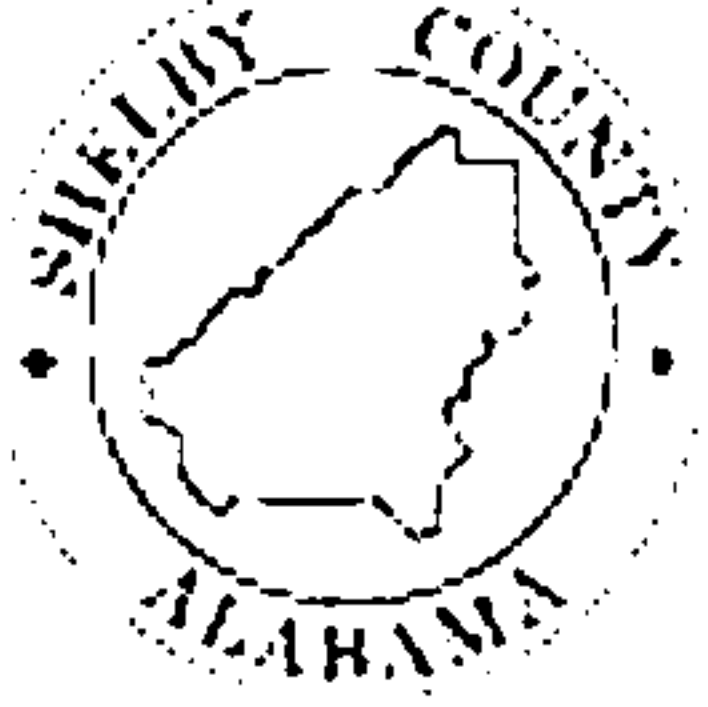


EXHIBIT A

Property 1:

Lot 7, according to the Map of Mason Addition to Highway 280 as recorded in Map Book 58, Page 66 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
01/03/2024 12:56:13 PM
\$503.00 PAYGE
20240103000002060

Alexis Beyle