

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Taylor M. Croft
110 Hickory Street
Maylene, AL 35114

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00)**, and other good and valuable consideration in hand paid to Restore Common Ground LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Taylor M. Croft (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Woodland Hills, 1st Phase, 2nd sector, as recorded in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.

Property Address: 110 Hickory Street, Maylene, AL 35114

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$305,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

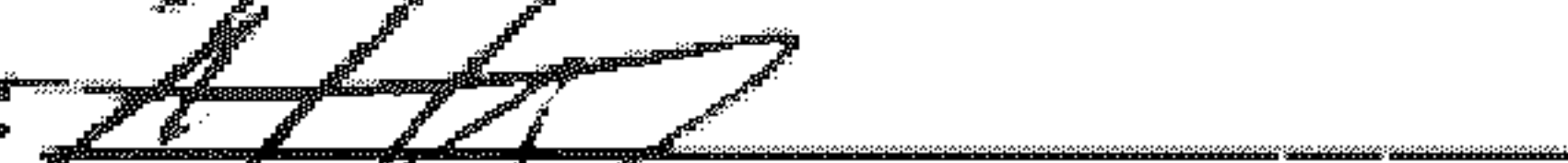
AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all

liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the 8th day of March, 2024

Restore Common Ground LLC, an Alabama Limited Liability Company

By: 
Kimalie Hollomon, Member

By: 
Monte Hollomon, Member

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that Kimalie Hollomon and Monte Hollomon, Members of Restore Common Ground LLC whose name as Member and Member of Restore Common Ground LLC, a AL 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 8th day of March, 2024.

Notary Public
My Commission Expires: _____

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

Civil Practice & Remedies Code § 121.007

The State of Texas

County of Tarrant

Before me, Phyllis G. Cotton

Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Monta Holloman

Name of Signer

- known to me
- proved to me on the oath of

Name of Credible Witness

proved to me through _____

California D.L.

Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed

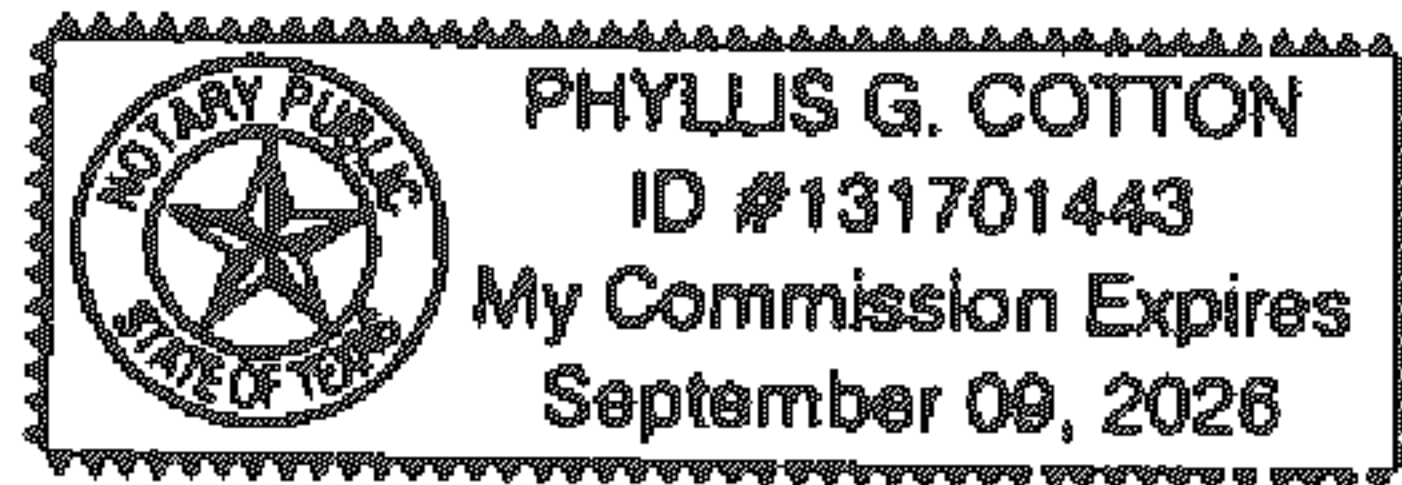
Given under my hand and seal of office this

8th day of March, 2024

Day Month Year

[Signature]

Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General warranty Deed

Document Date: March 8th 2024 Number of Pages: 2

Signer(s) Other Than Named Above: Kimelia Holloman

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of Tarrant

Before me,

Phyllis G. Cotton

Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Kimalia Holloman

Name of Signer

- known to me
- proved to me on the oath of

Name of Credible Witness

proved to me through

California D.L.

Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

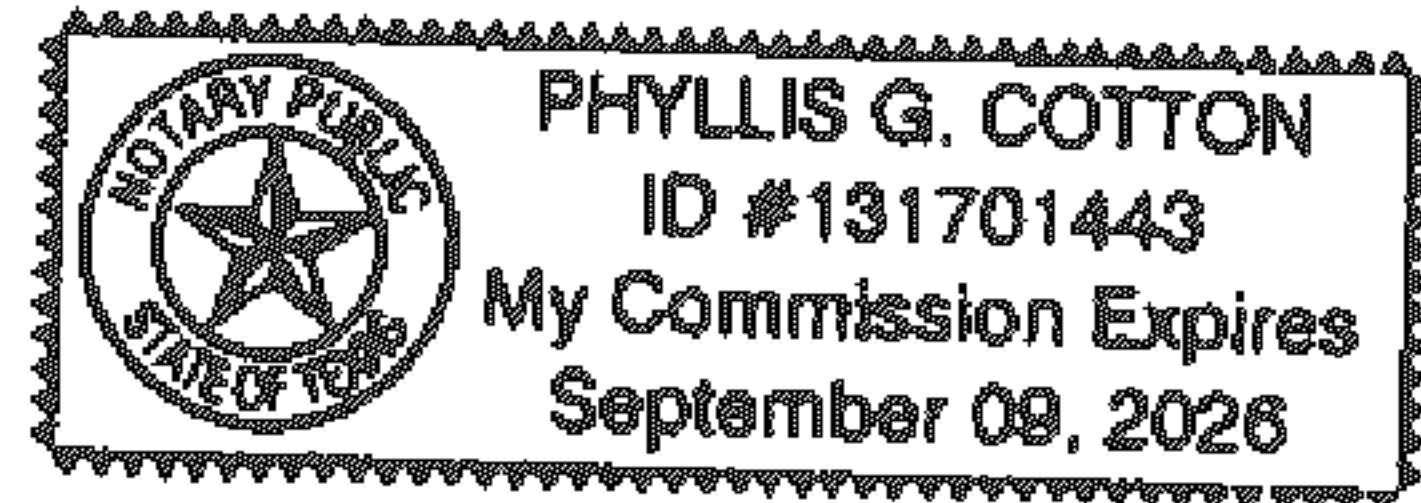
Given under my hand and seal of office this

8th day of March, 2024

Day Month Year

Phyllis G. Cotton

Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed

Document Date: March 8th 2024 Number of Pages: 2

Signer(s) Other Than Named Above: Monte Holloman

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Restore Common Ground LLC
Mailing Address 212 West Troy Street
Dothan, AL 36303

Grantee's Name Taylor M. Croft
Mailing Address 324 Hidden Court
Montevallo, AL 35115

Property Address 110 Hickory Street
Maylene, AL 35114

Date of Sale March 8, 2024
Total Purchase Price \$305,000.00
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 Appraisal
 Sales Contract Other: _____
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 3/8/24 Print Kimatic Holloman
 Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2024 03:05:56 PM
\$35.00 PAYGE
20240308000064740

Alvin S. Boyd