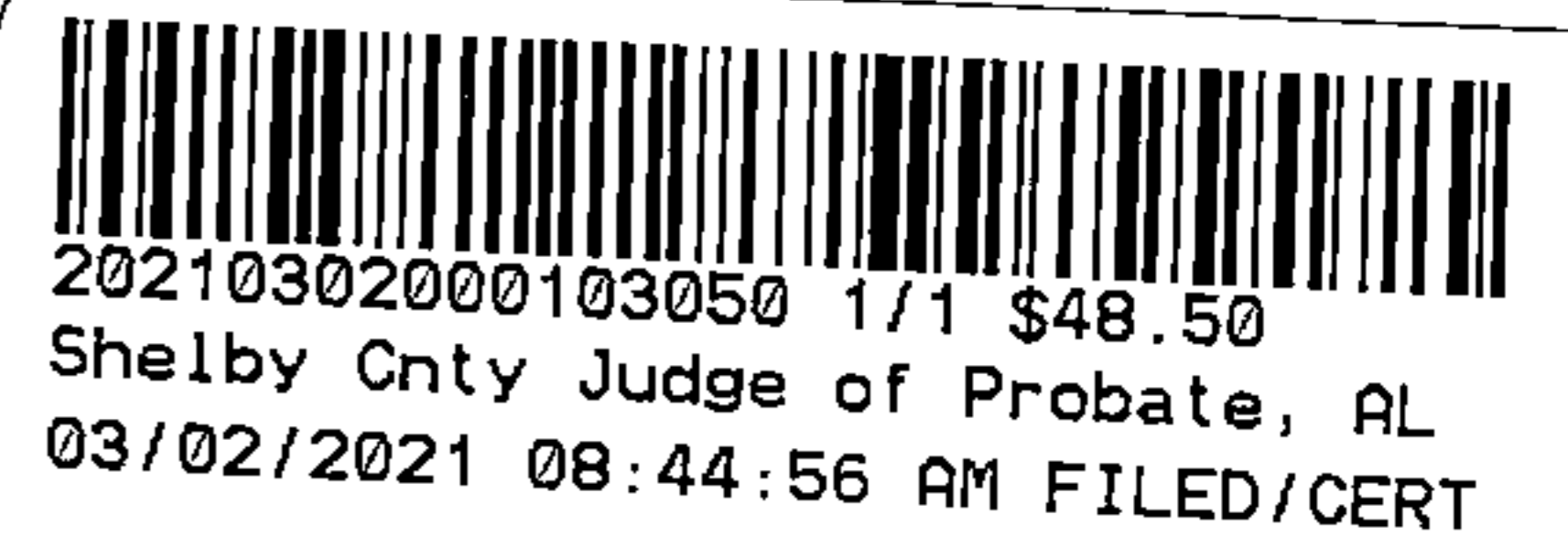


THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Thomas L. Brown, Jr. and Tracy Leigh Brown  
818 Reach Crest  
Birmingham, AL 35242



STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Five Thousand and 00/100 (\$105,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **W Development, LLC, a limited liability company** (hereinafter referred to as GRANTOR), whose address is 398 Chesser Drive, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Thomas L. Brown, Jr. and Tracy Leigh Brown**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, 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 the County of SHELBY, State of Alabama, to-wit:

Lot 13A, according to the Resurvey of Lots 11, 12, 13 and 21, Chelsea Reserve, as recorded in Map Book 52 page 54, in the Probate Office of Shelby County, Alabama.

Property Address: 2132 Highway 336, Chelsea, AL 35043

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$78,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

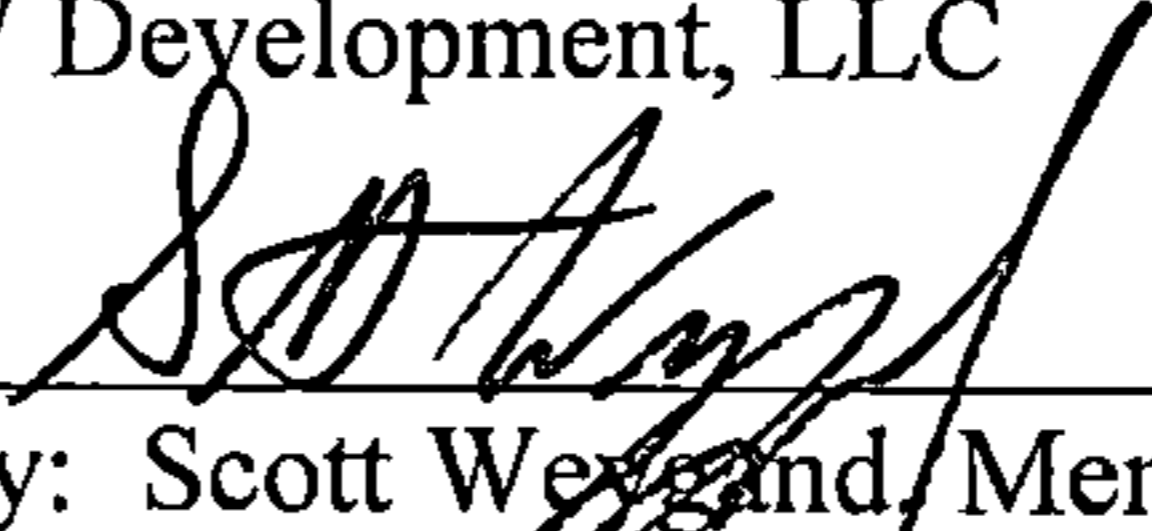
This deed has been executed in accordance with the Articles of Organization and Operating Agreement of W Development, LLC. Said Articles and Operating Agreement have not been altered or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of March, 2021.

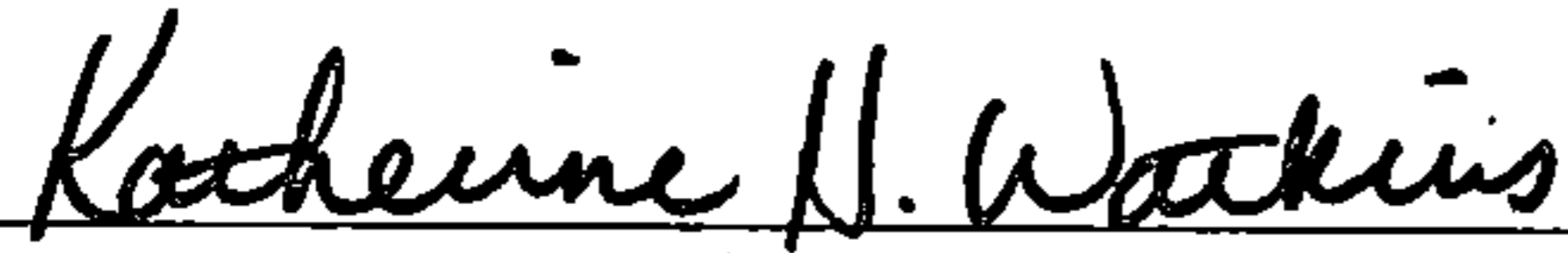
Shelby County, AL 03/02/2021  
State of Alabama  
Deed Tax: \$26.50

W Development, LLC  
  
By: Scott Weygand, Member

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Scott Weygand, whose name as Member of W Development, LLC, a 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of March, 2021.

  
NOTARY PUBLIC  
My Commission Expires: 8/14/2021