

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-22-28300

Send Tax Notice To: Vera Home Builders LLC  
AL

89 Keeler Mill Rd  
Montevallo, AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Lloyd Winslett, a married man, Donna Mathis, a married woman, Diane Chambers, a Single woman and Richard Norton, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Vera Home Builders LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

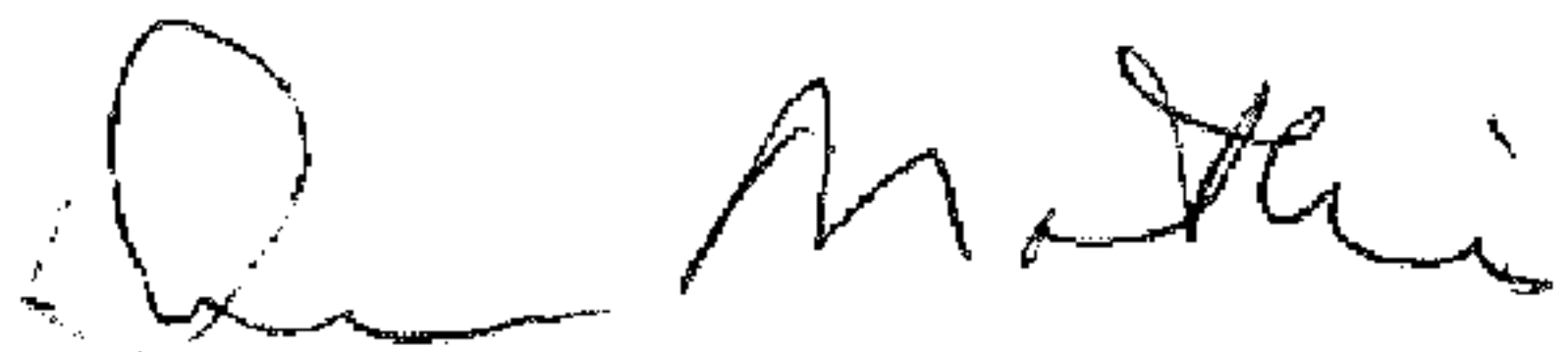
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of June, 2022.

  
Lloyd Winslett

  
Donna Mathis

  
Diane Chamber

  
Richard Norton

  
By Donna Mathis  
Attorney In Fact


  
By Donna Mathis  
Attorney In Fact

State of Alabama

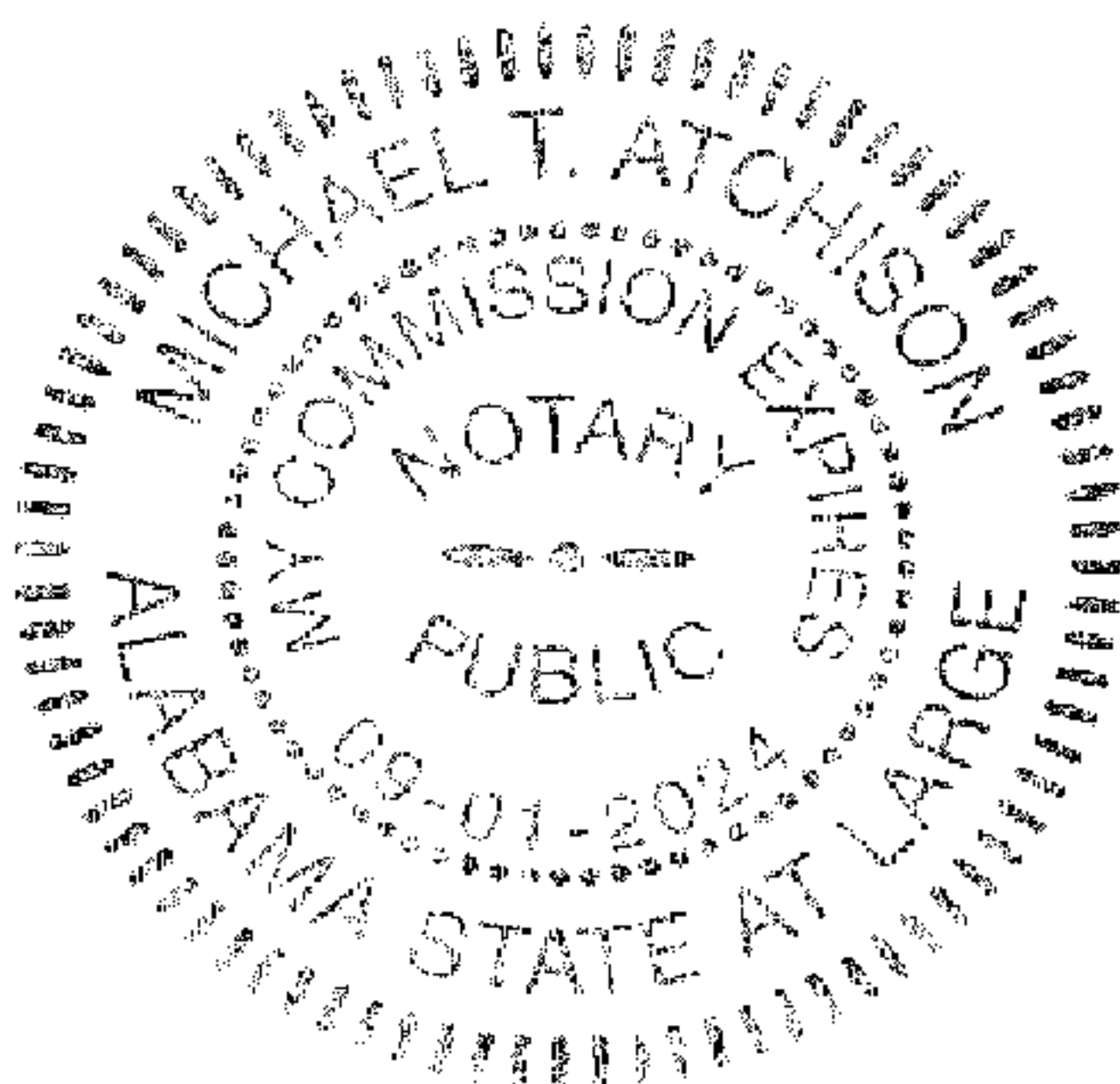
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Lloyd Winslett, Donna Mathis and Donna Mathis as Attorney in Fact for Diane Chamber and Richard Norton, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of June, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the point of intersection of the Southwest right of way line of the Montevallo-Jemison Road (also known as Hwy. 155); with the West line of the E 1/2 of the NE 1/4 of NE 1/4 of section 11, Township 24, Range 12 East; thence run South along the West line of said E 1/2 of NE 1/4 of NE 1/4 and along the West line of the E 1/2 of SE 1/4 of NE 1/4 of said section, a distance of 300 feet to a point; thence run in a northeasterly direction to a point which is 280 feet southeast of the point of beginning, measuring along the southwesterly right of way line of said Montevallo-Jemison Highway; thence run in a northwesterly direction along said highway right of way line a distance of 280 feet to the point of beginning. Situated in Shelby County, Alabama.

Allen S. Bayal

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