

Send Tax Notice to:
Triple Oaks Investments, LLC
4101 Highway 42
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-3675**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00)** 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

Joseph Waldner, an unmarried man (herein referred to as "Grantor," whether one or more), whose mailing address is

155 Thoroughbred Lane, Alabaster, AL 35007

by **Triple Oaks Investments, LLC, (herein referred to as "Grantee"),** whose mailing address is
4101 Hwy 42, Calera, AL 35040

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 **100 Hummingbird Cir, Alabaster, AL 35007,** 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, 2022 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

Joseph Waldner is one and the same person as Joseph Waldner, Jr as mentioned in that Power Of Attorney, filed simultaneously herewith.

Joseph Waldner is the surviving grantee of that certain deed filed at Instrument No. 1996-35178 in the Probate Office of Shelby County, Alabama. Helen Waldner, the other grantee is deceased, having died on or about February 22, 2013.

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 09 day of Sept.,
2022

Joseph Waldner by Deborah W. Smith
Joseph Waldner by Deborah W. Smith, his Agent

State of Alabama
County of Shelby

I, Sandy F. Johnson, a Notary Public, hereby certify that **Deborah W. Smith**, whose
name is signed as Agent for **Joseph Waldner** 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, she, in her capacity as
such Agent and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 09 day of Sept., A. D. 2022

Sandy F. Johnson
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 01/22/2023

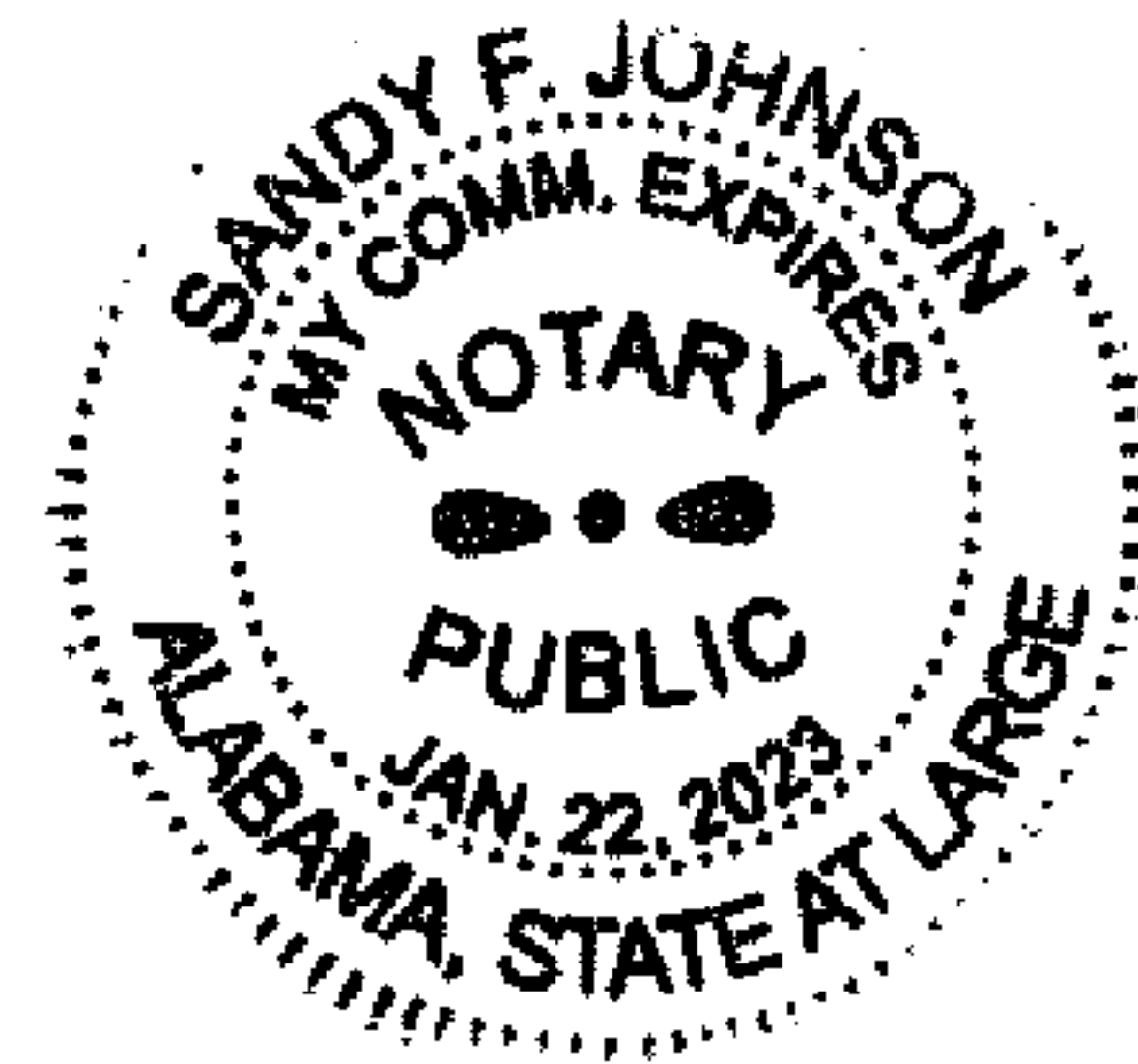


EXHIBIT A

Property 1:

Lot 15, in Block 2, according to the Survey of Meadowview, First Sector Addition, as recorded in Map Book 6,
Page 109, 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
09/12/2022 10:09:48 AM
\$143.00 JOANN
20220912000353030

Allen S. Bayl