

Send Tax Notice to:
David Stewart
160 Wilson Drive
Montevallo, AL 35115

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

File: **PEL-22-3445**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$177,500.00)** 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 **WCH AL-1001, LLC, a Delaware Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

1209 North Orange Street, Wilmington, DE 19801

by **David Stewart** (herein referred to as "Grantee"), whose mailing address is

120 Ridge Road, Homewood, AL 35209

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 **160 Wilson Drive, Montevallo, AL 35115**, 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.

\$168,625.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 14th day of September 2022.

WCH AL-1001, LLC, a Delaware Limited Liability Company

By: Lance Welch
Lance Welch, President

State of Tennessee
County of Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lance Welch, President**, whose name(s) as **President(s)** of **WCH AL-1001, LLC**, a/an **Delaware** 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 **WCH AL-1001, LLC**, on the day the same bears date.

Given under my hand and official seal this 14 day of September, 2022

Meghan Blantz
Notary Public, State of
Meghan Blantz
Printed Name
My Commission Expires:

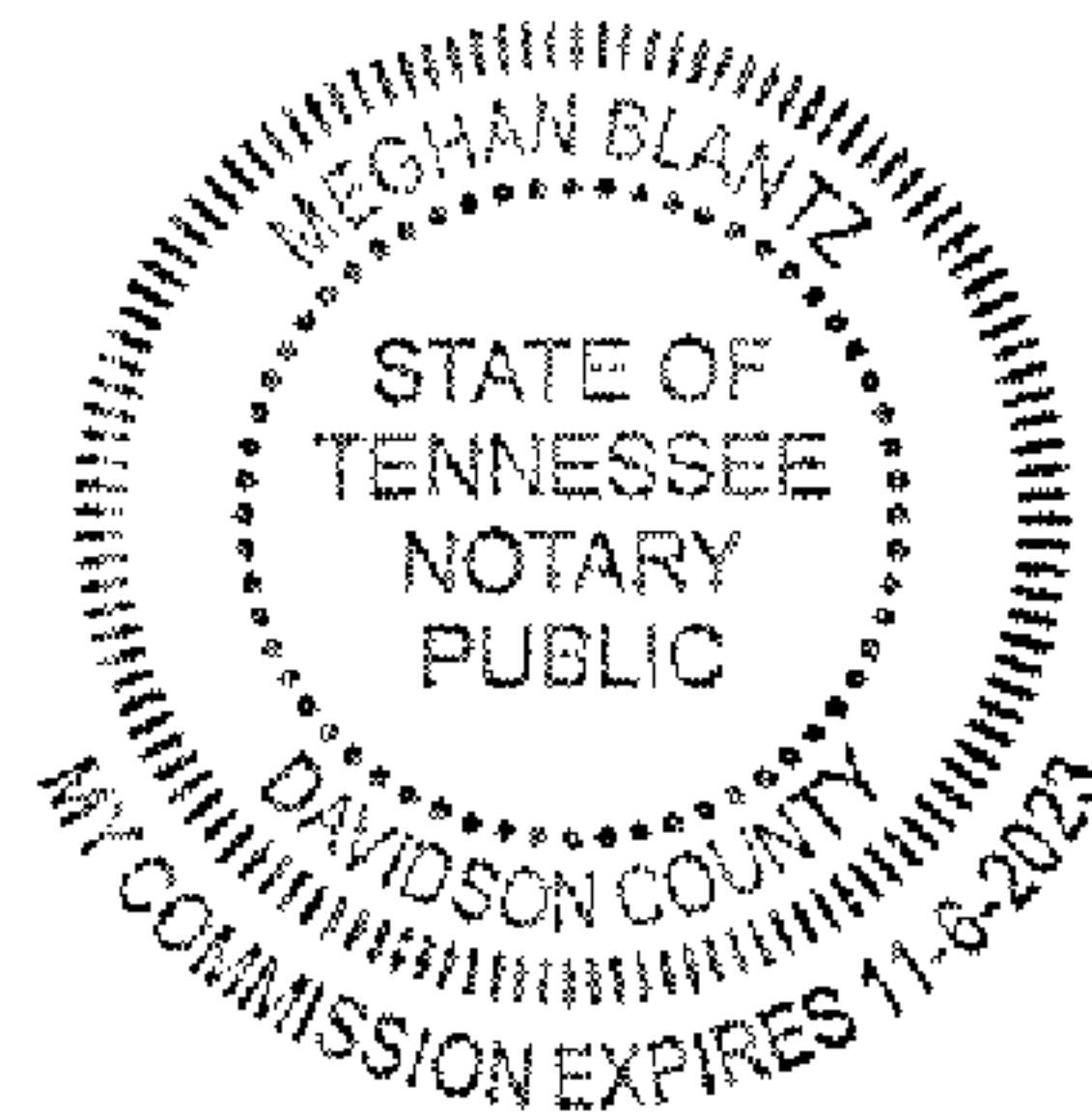


EXHIBIT A

Property 1:

LOT NO. 6 IN WILSON'S SUBDIVISION NO. 1, TOWN OF MONTEVALLO SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, AS A POINT OF REFERENCE; THENCE NORTH WITH THE LAND LINE NORTH 1°35' WEST 838.6 FEET TO A POINT 30 FEET SOUTH OF THE CENTER LINE OF THE CALERA-CENTREVILLE HIGHWAY; THENCE NORTH 85° 50' WEST 322 FEET ALONG WITH AND PARALLEL TO SAID HIGHWAY; THENCE SOUTH 4° 11' EAST 120 FEET; THENCE SOUTH 85° 49' WEST 245 FEET; THENCE SOUTH 4° 11' EAST 100 FEET TO THE POINT OF BEGINNING AND THE NE CORNER OF THE LOT HEREIN DESCRIBED AND CONVEYED; THENCE SOUTH 85° 49' WEST 195 FEET; THENCE SOUTH 4° 11' EAST 100 FEET; THENCE NORTH 85° 49' EAST 195 FEET; THENCE NORTH 4° 11' WEST 100 FEET TO THE POINT OF BEGINNING; SAID PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2022 10:31:17 AM
\$37.00 JOANN
20220919000360510

Allen S. Bayl