

Send Tax Notice to:
GA Properties LLC.
541 Shades Crest Road
Hoover, AL 35226

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

File: **PEL-22-3810**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED EIGHTY EIGHT AND 00/100 (\$344,988.00)** 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

Jon Todd Workman and Vanessa B. Workman, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is

222 County Road 107, Montevallo, AL 35115

by **GA Properties LLC. (herein referred to as "Grantee"),** whose mailing address is

541 Shades Crest Road, Hoover, AL 35226

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 **21 Acres Adj. to Alabama Power Complex, 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, 2023 AND THEREAFTER.

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

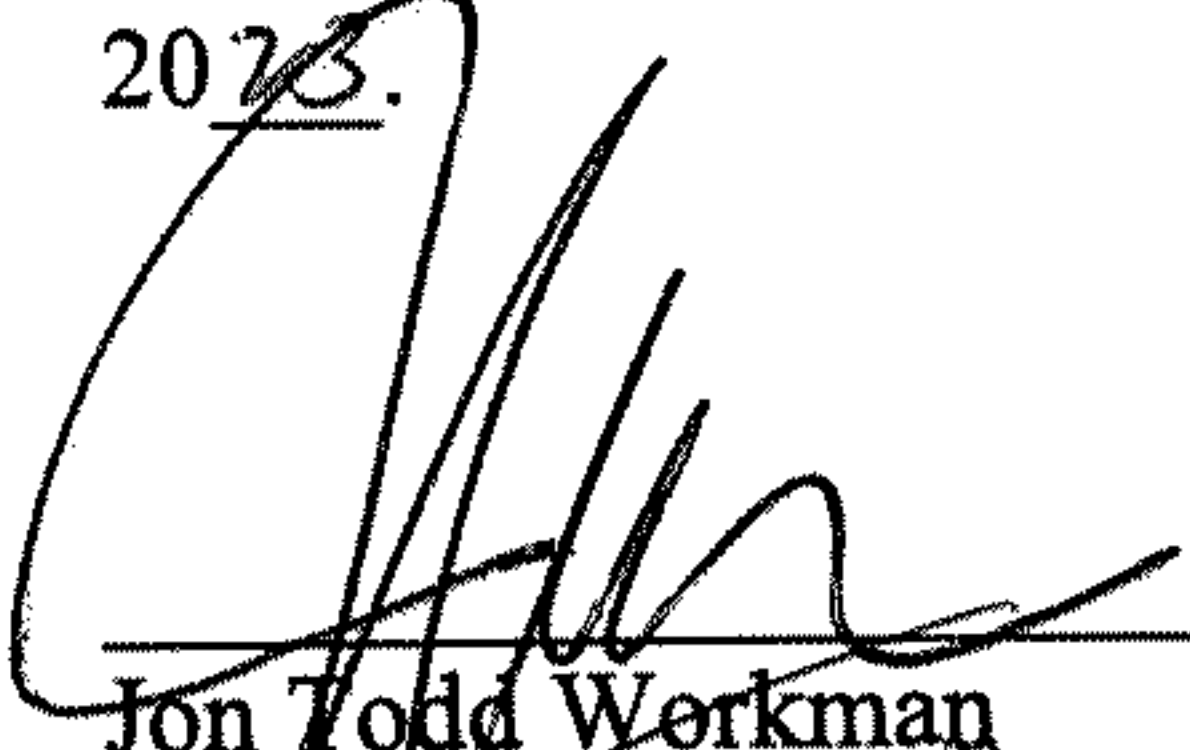
MINING AND MINERAL RIGHTS EXCEPTED.

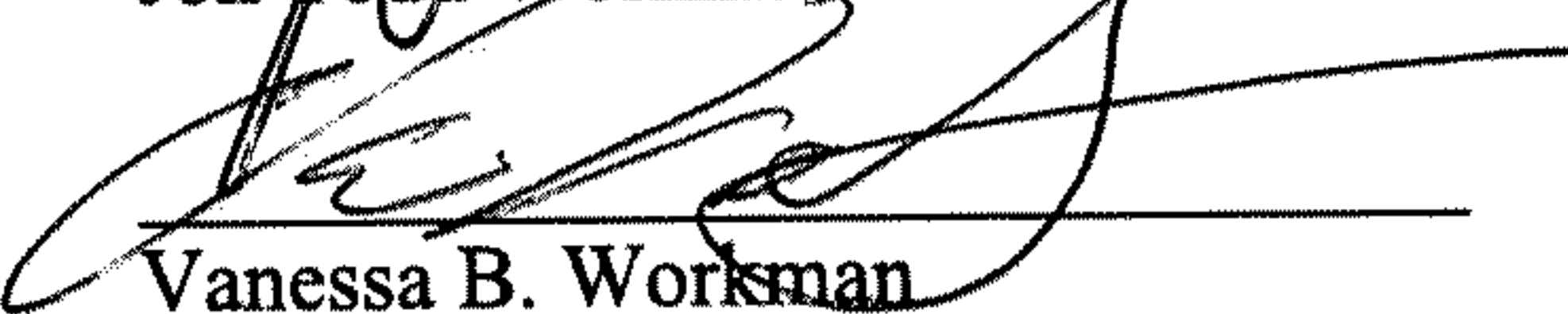
\$293,235.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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.

20230227000052430 02/27/2023 13:37:23 PM DEEDS 23 day of February, 2023.



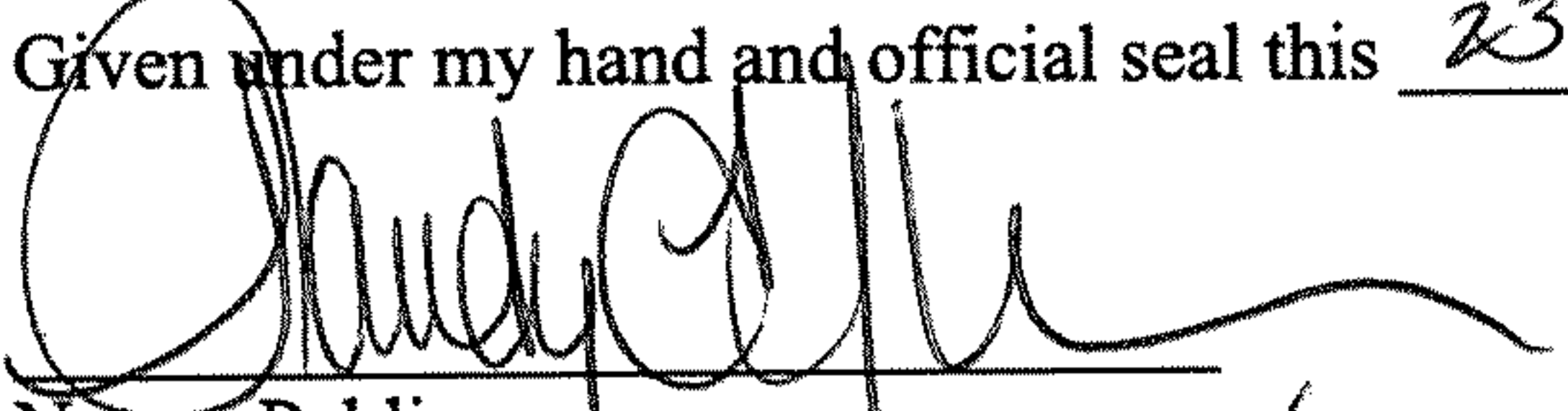
Jon Todd Workman


Vanessa B. Workman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jon Todd Workman and Vanessa B. Workman whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 2023.



Notary Public
My Commission Expires: 01/09/2027

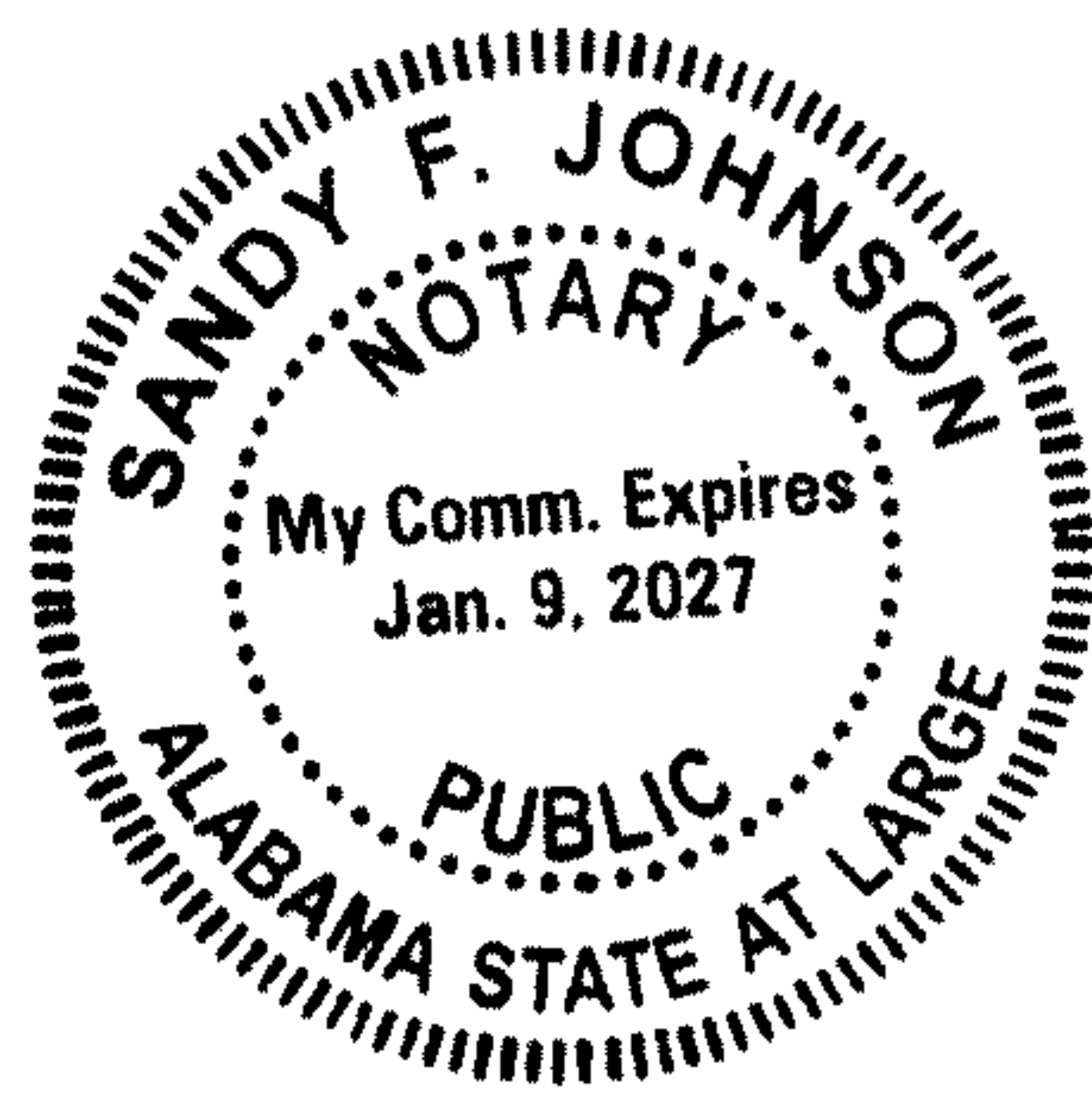


EXHIBIT A

Property 1:

South Half of the Southeast Quarter of the Northwest Quarter of Section 29, Township 21 South, Range 2 West, the same being that described as Tax Parcel I.D. Number 22 9 29 0 000 010.000 together with an easement for access granted by the Circuit Court of Shelby County, Alabama in Case No. CV 02-1430 said Order being recorded as Document #: 20040707000374480, in the Probate Court of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 12:37:22 PM
\$80.00 BRITTANI
20230227000052430**

Allie S. Bayl