

Send Tax Notice to:  
Kenneth M. Crouse  
27389 East Beach Blvd.  
Orange Beach, AL 36561

This Instrument Prepared By:  
**Shami S. Malone**  
111 Watterson Parkway  
Trussville, AL 35173

File: TVL-23-7252

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED SEVENTY FIVE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$575,250.00)** 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 **Walker Family Holdings LTD** (herein referred to as "Grantor," whether one or more), whose mailing address is

6969 Gadsden Highway, Trussville, Alabama 35173

by **Kenneth M. Crouse** (herein referred to as "Grantee," whether one or more), whose mailing address is

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **65 +/- Acres Shelby County Hwy 49, Chelsea, AL 35043**, 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.

**GRANTOR RESERVES THE RIGHT TO EXTEND THE PUBLIC WATERLINE LOCATED ON SHELBY COUNTY HWY 49 ONTO THE SUBJECT PROPERTY.**

**\$400,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

**THIS IS NOT THE HOMEPLACE OF THE GRANTOR.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 2 day of March, 2023.

Walker Family Holdings LTD

By: John Guy Walker  
John Guy Walker, General Partner

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Guy Walker, General Partner**, whose name(s) as **General Partner(s)** of **Walker Family Holdings LTD**, a/an \_\_\_\_\_ 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 **Walker Family Holdings LTD**, on the day the same bears date.

Given under my hand and official seal this 2 day of March, 2023.

Shami S. Malone  
Notary Public

Shami S. Malone  
Printed Name

My Commission Expires: 11.3.2024

SHAMI S. MALONE  
Notary Public, Alabama State at Large  
My Commission Expires Nov 3, 2024

**EXHIBIT A**

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°44'01"W a distance of 100.08' to the POINT OF BEGINNING; thence continue N0°44'01"W a distance of 1124.92'; thence S88°24'50"E a distance of 2480.92' to the Westerly R.O.W. line of Shelby County Highway 49; thence S04°35'50"E and along said R.O.W. line a distance of 1130.58"; thence N88°24'50"W and leaving said R.O.W. line a distance of 2557.16' to the POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/03/2023 01:49:14 PM  
\$203.50 JOANN  
20230303000060080

*Allen S. Bayl*