

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Wildcat Construction, LLC
5330 Hwy 51
Wilsonville, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

WBG Enterprises, LLC
(herein referred to as "Grantor") does do grant, bargain, sell and convey unto
Wildcat Construction, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 11 and 24, according to the Survey of Maple Leaf Estates, as recorded in Map Book 39, page 39, in the Probate Office of Shelby County, Alabama.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 10th day of March, 2023.

WBG ENTERPRISES, LLC


by 
J. Dewayne Wood, Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, J. Dewayne Wood as Managing Member of **WBG Enterprises, LLC** whose name 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, J. Dewayne Wood in his capacity as Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this March 10, 2023.

My Commission Expires:


Notary Public

Grantor's Address: P.O. Box 357, Westover, AL 35185
Property Addresses: unimproved lots aka Lot 11 & Lot 24 Maple Leaf Estates Wilsonville, AL 35186
Current Tax Parcel Id: 16-4-20-0-000-007.012 and 16-4-20-0-000-007.025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2023 08:23:17 AM
\$72.00 JOANN
20230314000069450

