

Send Tax Notice to:
Stephen Clay Kornegay
12395 Sipsey Valley Road South
Buhl, AL 35446

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

File: **PEL-23-7064**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00) 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 **Tree of Life Investments, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1070 Highway 54, Montevallo, AL 35115

by **Stephen Clay Kornegay (herein referred to as "Grantee")**, whose mailing address is

12395 Sipsey Valley Road South, Buhl, AL 35446

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 **115 Geronimo Circle, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

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 31 day of March 2023.

Tree of Life Investments, LLC, an Alabama Limited Liability Company

By: Emily E. Stone
Emily E. Stone, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Emily E. Stone, Managing Member**, whose name(s) as **Managing Member(s)** of **Tree of Life Investments, LLC**, a/an **Alabama** 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 **Tree of Life Investments, LLC**, on the day the same bears date.

Given under my hand and official seal this 31 day of March, 2023

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

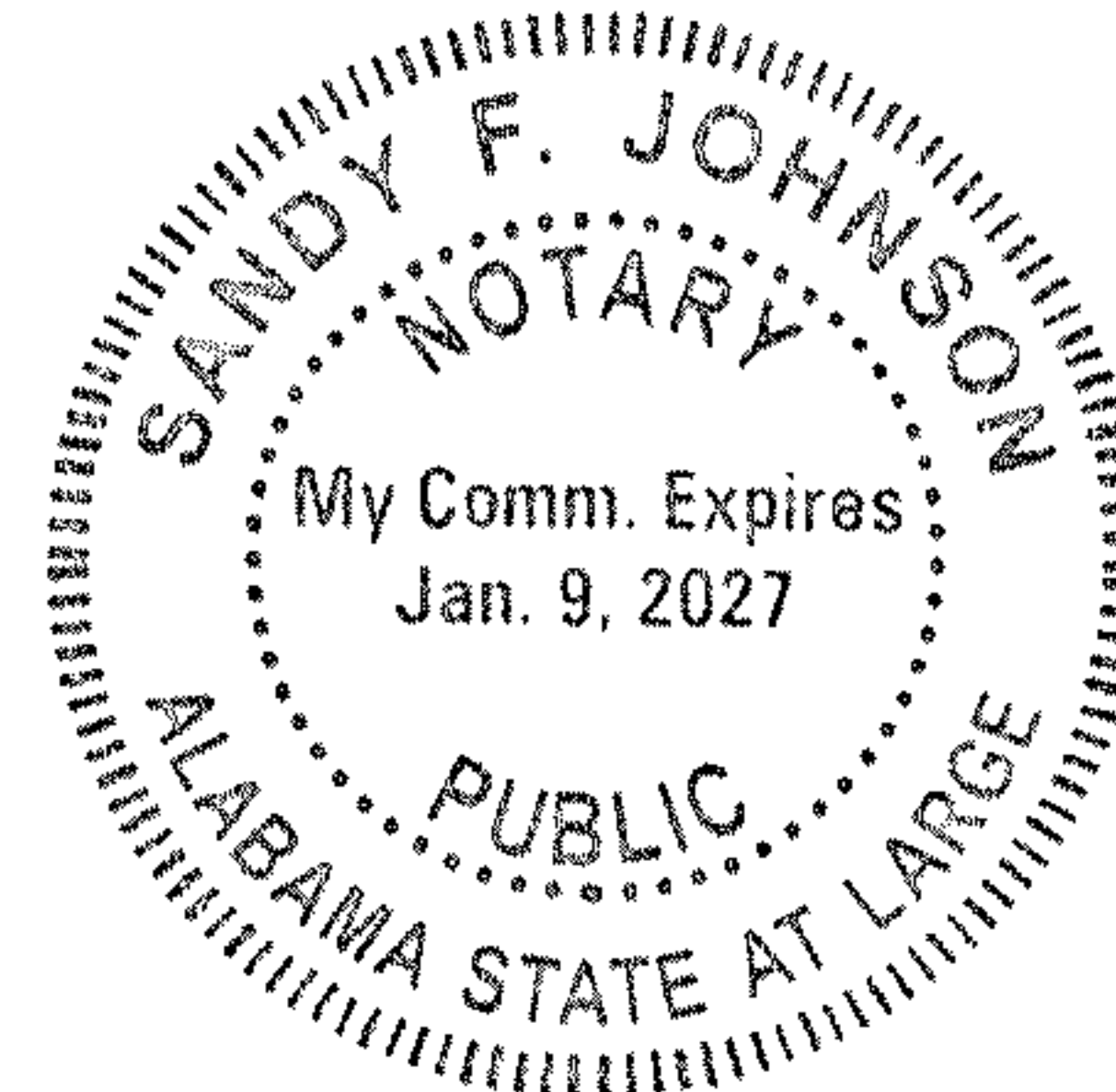


EXHIBIT A

Property 1:

Lot 59, according to the Map and Survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2023 09:42:46 AM
\$303.00 JOANN
20230404000093170

Allen S. Bayl