

**Upon recording return this instrument to:**

Timothy Webster and Mitzi Webster  
1511 Highway 13  
Helena, Alabama 35080

**Recording Use Only:**

**Mail tax notice to:**

Timothy Webster and Mitzi Webster  
1511 Highway 13  
Helena, Alabama 35080

**This instrument was prepared by:**

Michael M. Partain, Esq.  
Attorney at Law  
Michael M. Partain, LLC  
81 Burnham Street  
Birmingham, Alabama 35242

The following information is offered in lieu of submitting an  
RT-1 Real Estate Sales Validation Form pursuant to Ala.  
Code (1975) §40-22-1

**Grantor's Name and Mailing  
Address:**

Shelby Investments, LLC  
1511 Highway 13  
Helena, Alabama 35080

**Grantee's Name and Mailing  
Address:**

Timothy Webster and Mitzi Webster  
1511 Highway 13  
Helena, Alabama 35080

**Property Address:**

1511 Highway 13  
Helena, Alabama 35080

**Date of Sale:**

May 31, 2023

**Purchase Price:**

\$500,000.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Shelby Investments, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **Timothy Webster** and wife, **Mitzi Webster**, married adult persons (the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, a parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and

assigns, forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

**TO HAVE AND TO HOLD** to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for itself and for its successors and assigns covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 31<sup>st</sup> day of May, 2023.

Grantor:

**Shelby Investments, LLC**

By: [Signature]

Name: Tim Webster

Its: Manager

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tim Webster, whose name as Manager of **Shelby Investments, LLC**, an Alabama limited liability company St., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 31<sup>st</sup> day of May, 2023.

[NOTARY SEAL]

[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_

|  |
|--|
| JO LYNN HOOVER<br>NOTARY PUBLIC, ALABAMA STATE AT LARGE<br>MY COMMISSION EXPIRES MAY. 31, 2026 |
|--|

**EXHIBIT A**

**Legal Description of the Property**

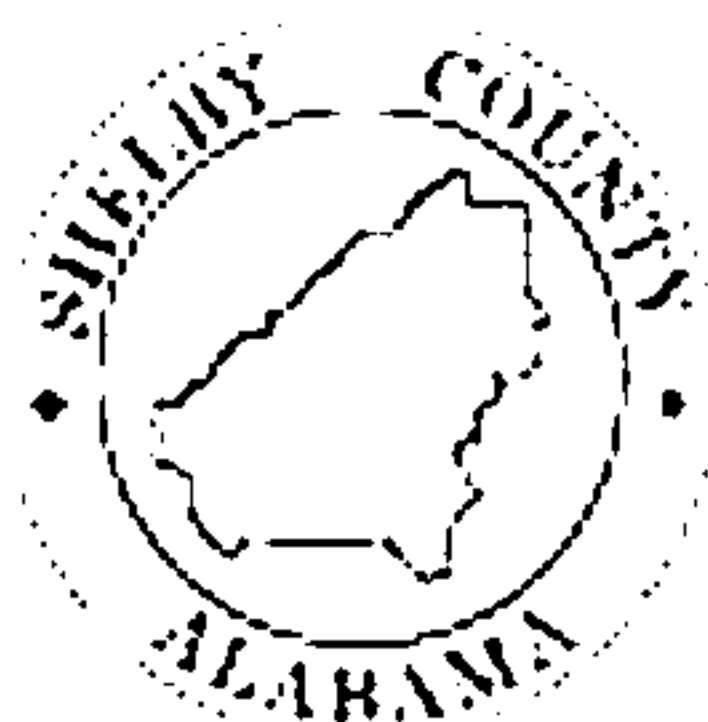
Beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 21 South, Range 5 West in Shelby County, Alabama; thence run west along the north line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 660 feet; thence turn left and run south a distance of 660 feet; thence turn left and run east to the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn left and run north along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 660 feet more or less to the point of beginning.

Together with and subject to an existing non-exclusive 40 foot easement for ingress and egress to and from South Shades Crest Road and Shelby County Highway 13.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes due in the year of 2023, a lien, but not yet payable, until October 1, 2023, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by a survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. All matters affecting the Property recorded in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/01/2023 09:54:02 AM**  
**\$531.00 BRITTANI**  
**20230601000163500**

*Allen S. Bayl*