

Send Tax Notice to:
Woods McRoy
208 Mountain Lake Trail, Alabaster,
AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-10006

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED NINETY THREE THOUSAND AND 00/100 (\$393,000.00)** 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 **Woodbridge Opportunity Fund, Inc., a Michigan Corporation** (herein referred to as "Grantor," whether one or more), whose mailing address is

1380 E. Jefferson Avenue, Detroit, MI 48207

by **Woods McRoy** (herein referred to as "Grantee"), whose mailing address is

208 Mountain Lake Trail, Alabaster, AL 35007

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 **208 Mountain Lake Trail, 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.

\$198,000.00 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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of June, 2023

Woodbridge Opportunity Fund, Inc., a Michigan Corporation

By: *William Dickson*
William Dickson, President

State of Michigan
County of Wayne

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Dickson**, whose name(s) as **President(s)** of **Woodbridge Opportunity Fund, Inc.**, a/an **Michigan** 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 **Woodbridge Opportunity Fund, Inc.**, on the day the same bears date.

Given under my hand and official seal this 28 day of June, 23.

Erika Campeau
Notary Public, State of Michigan
Printed Name Erika Campeau
My Commission Expires:

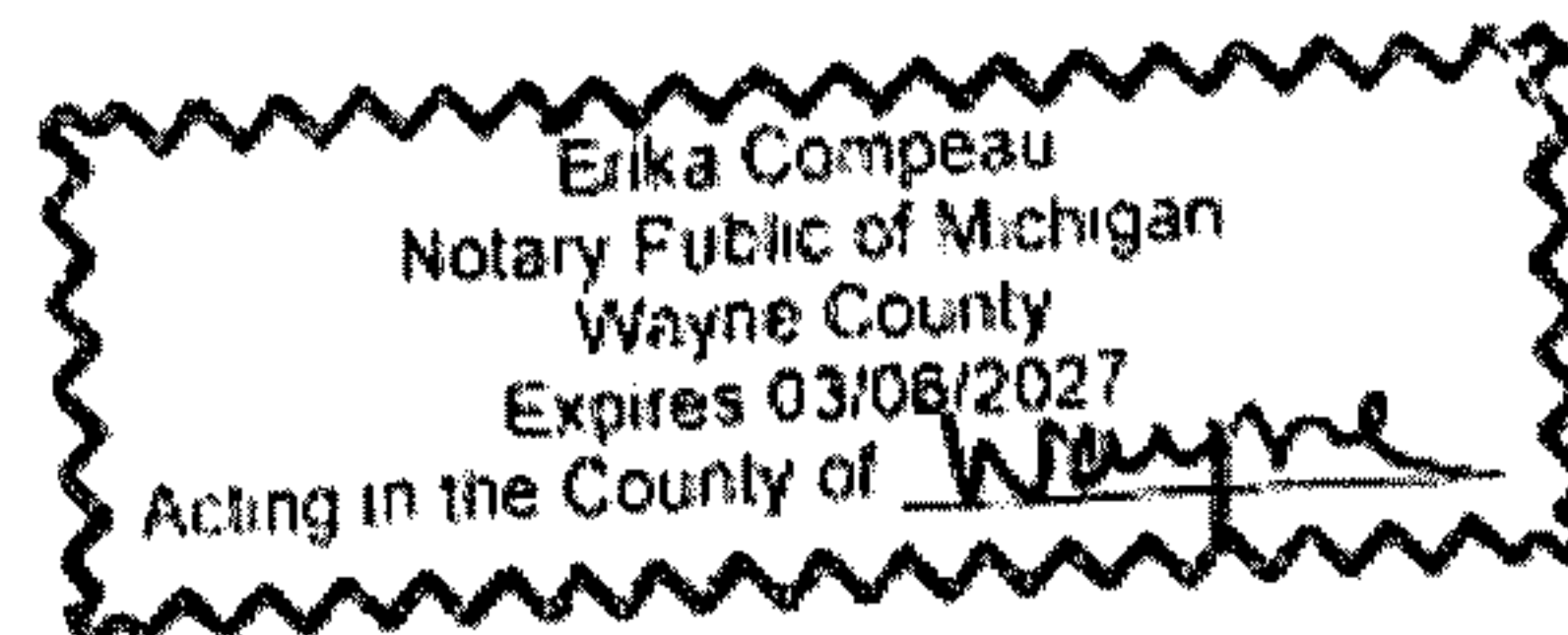
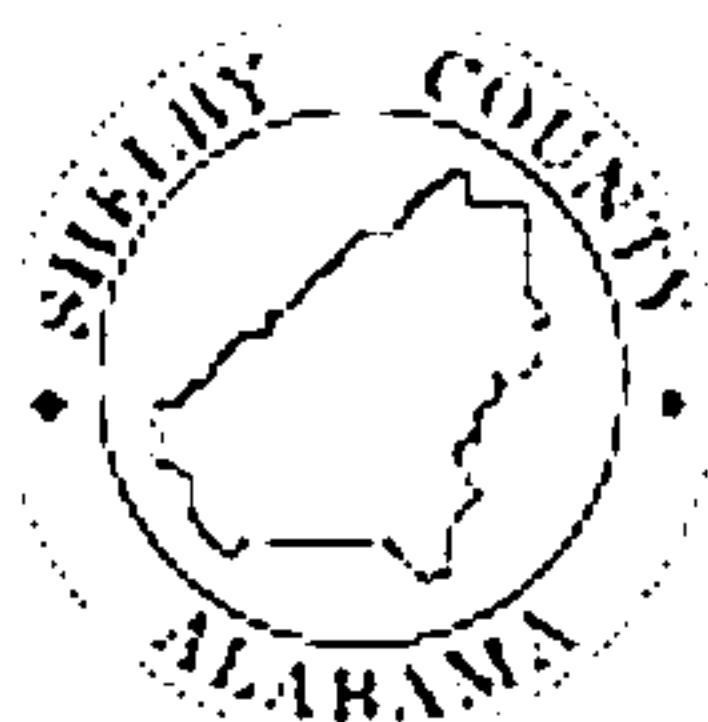


EXHIBIT A

Property 1:

Lot 34, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.



File No

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2023 01:20:49 PM
\$223.00 **BRITTANY** Deed - LE (AL)
20230707000203080

Allen S. Bayl 3 of 3