

Send Tax Notice to:
Corie Buckner and John McDowell
124 Pine Tree Circle
Columbiana, AL 35051

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-10680**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$335,000.00)** 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 **A2 Capital LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

158 Camden Way, Warrior, AL 35180

by **Corie Buckner and John McDowell** (herein referred to as "Grantee," whether one or more), whose mailing address is

124 Pine Tree Circle, Columbiana, AL 35051

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 **124 Pine Tree Circle, Columbiana, AL 35051**, 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.

\$284,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 31 day of July, 2023

A2 Capital LLC, an Alabama Limited Liability Company

By: D. W. Woodard
Danny W. Woodard, Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Danny W. Woodard, Member**, whose name(s) as **Member(s)** of **A2 Capital 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 **A2 Capital LLC**, on the day the same bears date.

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

Patrick Galloway
Notary Public
Patrick Galloway
Printed Name
My Commission Expires: 10-4-25

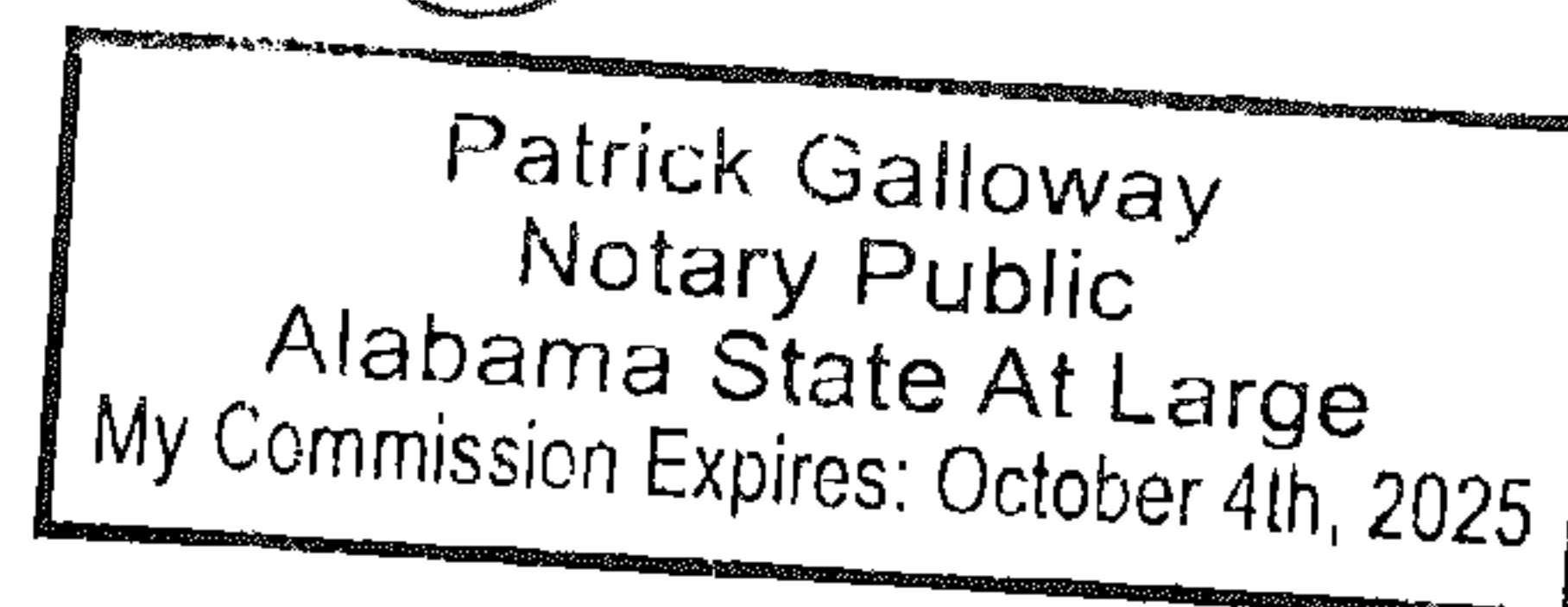


EXHIBIT A

Property 1:

Lot 13, according to the Survey of Briarwood Subdivision, First Sector, as recorded in Map Book 5, page 23, 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
08/01/2023 01:20:55 PM
\$78.50 JOANN
20230801000231070

Allen S. Bayl

General Warranty Deed – LE - JTROS (AL)