

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Happy Sweet Homes LLC  
612 Camden Ridge  
Birmingham, AL 35226

STATE OF ALABAMA  
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Happy Sweet Homes LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of said Section 25; thence S 85 degrees 32 minutes 50 seconds West a distance of 1063.97 feet to the Point of Beginning; thence continue along the last described course a distance of 211.50 feet; thence South 21 degrees 21 minutes 25 seconds East a distance of 321.98 feet; thence South 22 degrees 01 minute 09 seconds East a distance of 105.29 feet; thence North 87 degrees 11 minutes 34 seconds East a distance of 211.34 feet; thence North 20 degrees 10 minutes 48 seconds West a distance of 214.58 feet, thence North 22 degrees 18 minutes 28 seconds West a distance of 218.50 feet to the Point of Beginning.

ALSO a 20 foot strip of land for a road for ingress and egress to said lot, described as follows: Begin at the SE corner of the lot herein conveyed and run South 18 degrees East 20 feet; thence South 89 degrees West to the East right of way line of Highway 31; thence North along the East right of way line of said Highway 20 feet; thence North 89 degrees East 580 feet to the point of beginning of said road.

Less and except any part of said parcel conveyed by Sherman Holland, Jr. to Carter Homes and Development, Inc., by deed recorded May 5, 2000, Instrument No. 2000-148000 in the Probate Court of Shelby County, Alabama.

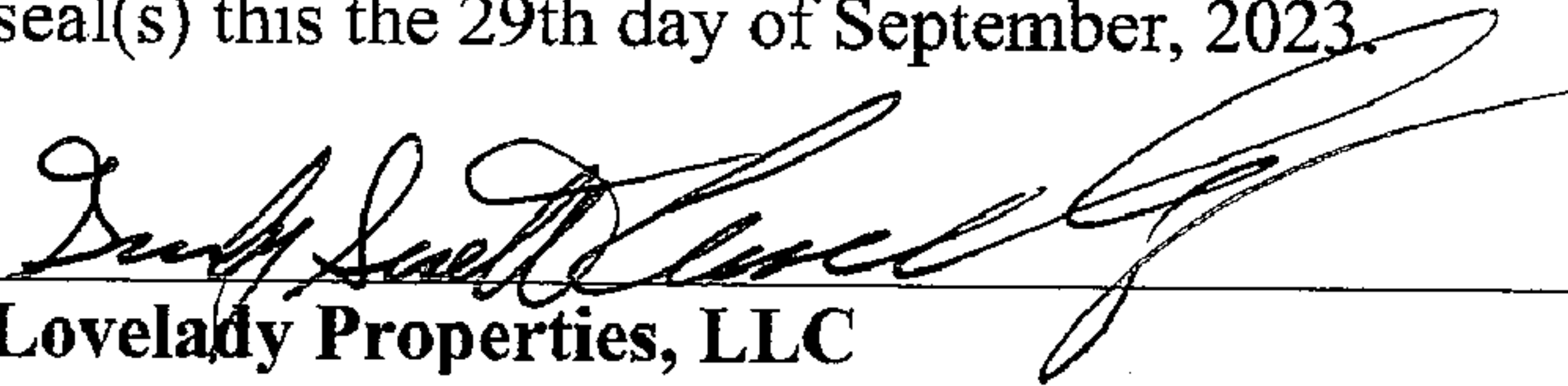
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all

and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 29th day of September, 2023.

X 

Lovelady Properties, LLC  
By: Grady Scott Lovelady  
Its: Managing Member

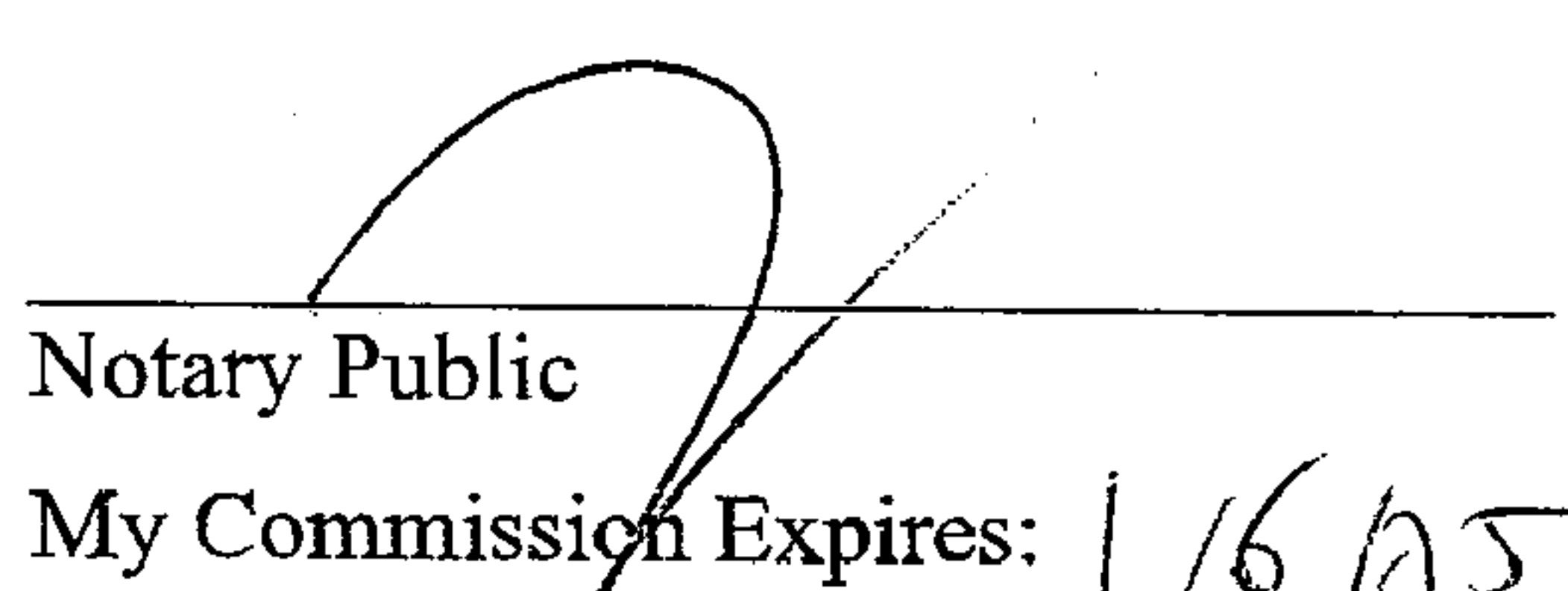
STATE OF ALABAMA  
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Grady Scott Lovelady whose name as Managing Member of **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company, 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 the instrument, he/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of September, 2023.

  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-5332

Grantor's Name Lovelady Properties, LLC  
 Mailing Address 3347 Pelham Parkway  
Pelham, AL 35124

Grantee's Name Happy Sweet Homes LLC  
 Mailing Address 612 Camden Ridge  
Birmingham, AL 35226

Property Address 301 Grubbs Street  
Pelham, AL 35124

Date of Sale September 29, 2023  
 Total Purchase Price \$170,000.00

Or  
 Actual Value \$ \_\_\_\_\_  
 Or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
 (check one) (Recordation of documentary evidence is not required)

       Bill of Sale        Appraisal  
  X   Sales Contract        Other:  
       Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,  
 the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property  
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is  
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on  
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being  
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being  
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
 current use valuation, of the property as determined by the local official charged with the responsibility of  
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of  
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and  
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 29, 2023

Print: Justin Smitherman

       Unattested

Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/Agent) circle one



(verified by)  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/29/2023 11:45:48 AM  
 \$198.00 JOANN  
 20230929000291870

*Allen S. Bayl*

**Form RT-1**