

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

Send Tax Notice to:
Lovelady Properties, LLC
3347 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY NINE THOUSAND AND 00/100 (\$99,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Hiwhan Kim McLean, a married woman** (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, **Lovelady Properties, LLC, an 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:

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA, RUN ALONG THE WEST 1/4-1/4 LINE SOUTH 01 DEGREES 01' 30" W, 470.68 FEET TO THE BEGINNING POINT OF THE LOT HERE TO BE DESCRIBED, SAID POINT BEING ON THE SOUTH MARGIN OF BONNEVILLE ROAD; FROM SAID POINT, CONTINUE SAID COURSE 205.79 FEET; THENCE SOUTH 86 DEGREES 00' 00" E, 408.01 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31; THENCE RUN ALONG SAID ROAD LINE NORTH 03 DEGREES 37' 44" EAST 205.52 FEET TO THE SOUTH LINE OF SAID BONNEVILLE ROAD; THENCE RUN ALONG SAID ROAD LINE NORTH 86 DEGREES 00' 00" W, 417.36 FEET, BACK TO THE BEGINNING POINT.

SITUATED IN 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 heirs, successors, executors and administrators, 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 17th day of October, 2023.

X Hiwihan Kim McLean
Hiwihan Kim McLean

STATE OF ALABAMA
Shelby COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Hiwihan Kim McLean**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of October, 2023.

Justin Smitherman
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-5951

Grantor's Name Hiwhan Kim McLeanMailing Address 140 Cedar Cove DrProperty Address Pelham, AL 35124
00 Hwy 31 and Bonnieville
Calera, AL 35040Grantee's Name Lovelady Properties, LLCMailing Address 3347 Pelham Parkway
Pelham, AL 35124Date of Sale October 17, 2023Total Purchase Price \$99,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other:

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.

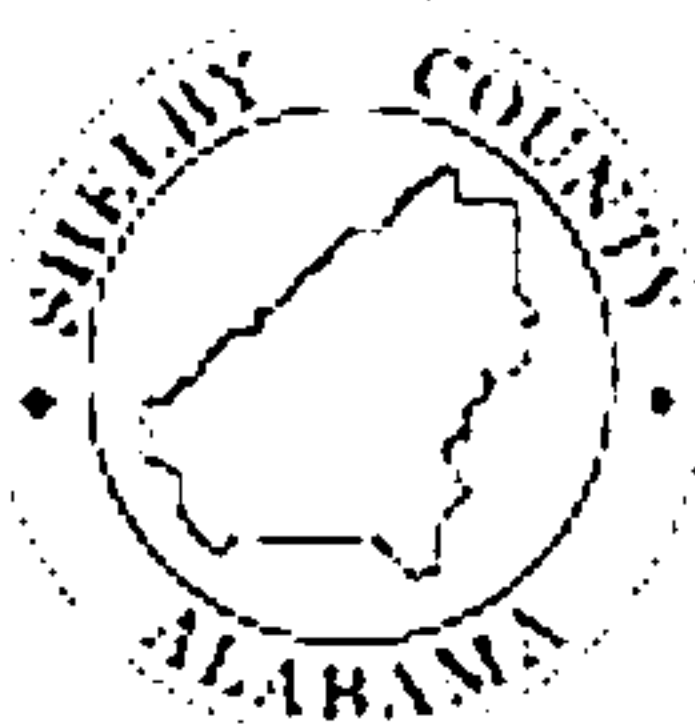
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of
valuing property for property tax purposes will be used and the taxpayer will be 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 October 17, 2023Print: 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****10/17/2023 11:54:30 AM****\$127.00 BRITTANI****20231017000306750****Form RT-1***Allen S. Bayal*