20231017000306750 10/17/2023 11:54:30 AM DEEDS 1/3

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 Mi Whan Kim McLean

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Hiwhan 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.

Notary Public

My Commission/Expires:

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 McLean Mailing Address Mailing Address Celhon, Fr. 30134	Grantee's Name Mailing Address	Lovelady Properties, LLC 3347 Pelham Parkway
Property Address 00 Hwy 31 and Bonnieville Calera, AL 35040	Date of Sale	Pelham, AL 35124 October 17, 2023
	Total Purchase Price Or	\$99,000.00
	Actual Value Or	\$
	Assessor's Market Valu	ue <u>\$</u>
The purchase price or actual value claimed on this form (check one) (Recordation of documentary evidence is no		following documentary evidence:
Bill of Sale Appra	isal	
X_Sales Contract Other: Closing Statement		•
If the conveyance document presented for recordation conthe filing of this form is not required.	ontains all of the requ	ired information referenced above,
	ctions	
Grantor's name and mailing address - provide the name and their current mailing address.	of the person or perso	ons conveying interest to property
Grantee's name and mailing address - provide the name being conveyed.	of the person or perso	ons to whom interest to property is
Property address - the physical address of the property be which interest to the property was conveyed.	eing conveyed, if ava	ailable. Date of Sale - the date on
Total purchase price - the total amount paid for the purchase conveyed by the instrument offered for record.	hase of the property,	both real and personal, being
Actual value - if the property is not being sold, the true value on veyed by the instrument offered for record. This may appraiser or the assessor's current market value.		
If no proof is provided and the value must be determined current use valuation, of the property as determined by the valuing property for property tax purposes will be used a Alabama 1975 § 40-22-1 (h).	he local official charg	ged with the responsibility of
I attest, to the best of my knowledge and belief that the is accurate. I further understand that any false statements of penalty indicated in Code of Alabama 1975 § 40-22-1 (least content of the code of Alabama 1975 § 40-22-1 (least content of the code of Alabama 1975 § 40-22-1 (least content of the code of Alabama 1975 § 40-22-1 (least content of the code of Alabama 1975 § 40-22-1 (least content of the code of Alabama 1975 § 40-22-1 (least code	laimed on this form	d in this document is true and may result in the imposition of the
Date October 17, 2023	Print: Justin Smi	therman
Unattested	Sign	ntee/ Owner/Agent) circle one
(verified by)Filed and Recorded Official Public Recor	ds	
Judge of Probate, Sho Clerk Shelby County, AL	elby County Alabama, Co	ounty Form RT-1

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\$127.00 BRITTANI

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