

This Instrument was Prepared by:
Becky A Mead
National Title Services Alabama, LLC
9694 Madison Boulevard, B5
Madison, AL 35758
AL-23-3119

Source of Title
Instrument No: 20150330000097850
Property ID: 07-1-02-0-011-010.004

Grantee's Address:
Cove Acres, LLC
101 Cove Acres
Odenville, AL 35120

WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of SIXTY NINE THOUSAND AND 00/100 (\$69,000.00) and other good and valuable consideration to the undersigned grantor, **Rickey Curren and Lynn Curren**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, GRANT, BARGAIN, SELL and CONVEY unto **Cove Acres, LLC, an Alabama Limited Liability Company** (herein referred to as GRANTEE(S), whether one or more), in fee simple, and subject to all the provisions contained in this warranty deed, the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the successors and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Rickey Joe Curren and Lynn Monaghan Curren, who is authorized to execute this conveyance, has hereto set signature and seal, this the 16 day of October, 2023

Rickey Curren
Rickey Curren
Lynn Curren
Lynn Curren

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rickey Curren and Lynn Curren whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of October, 2023.

[Signature]
Notary Public
My Commission Expires: 07/02/2025

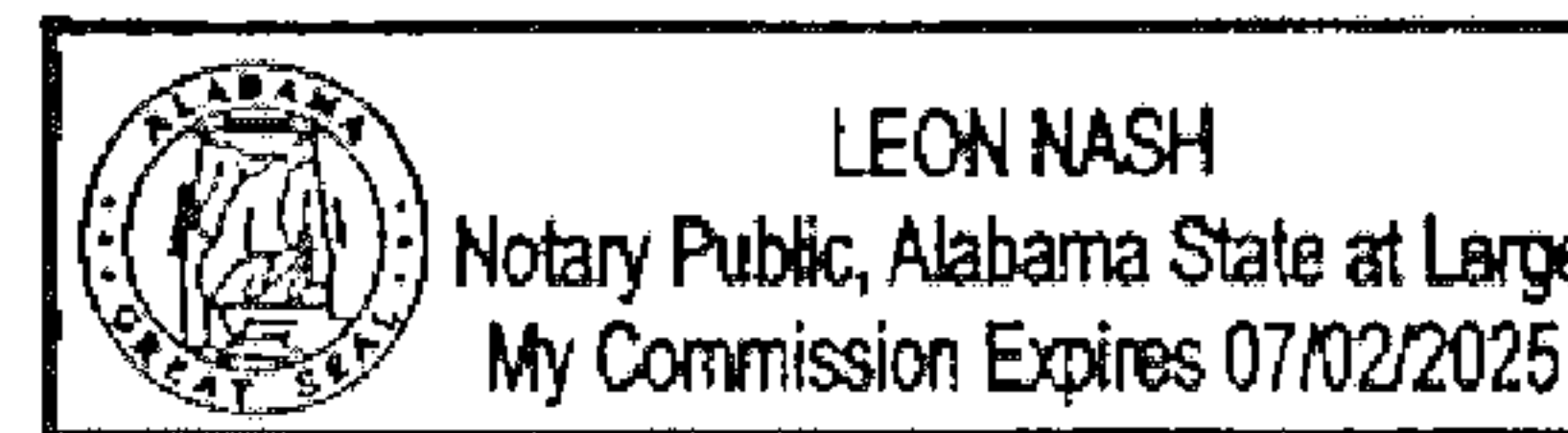


EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said 1/4 1/4 Section; thence run South along the West 1/4 1/4 line a distance of 440.0 feet; thence turn left 91 deg. 31 min. 35 sec. a distance of 285.5 feet to the point of beginning; thence continue last course a distance of 275.70 feet to the Westerly right of way of U.S. Highway 231; thence turn left 84 deg. 54 min. and run Northeasterly along said right of way 150.54 feet; thence turn left 95 deg. 06 min. and run West a distance of 285.08 feet; thence turn left 88 deg. 28 min. 25 sec. and run South a distance of 150.0 feet to the point of beginning. Less and except the South 15 feet of said parcel. All being situated in Shelby County, Alabama.

Being the same property conveyed to Ricky Curren and Lynn Curren by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20150330000097850 Office of the Judge of Probate for Shelby County, Alabama, dated March 04, 2015 and recorded on March 30, 2015.

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

Grantor's Name Rickey Curren and Lynn Curren
 Mailing Address 9579 County Road 51
Sterrett, AL 35147

Grantee's Name Cove Acres, LLC
 Mailing Address 101 Cove Acres
Odenville, AL 35120

Property Address 1695 Highway 231
Vincent, AL 35178

Date of Sale October 17, 2023
 Total Purchase Price \$69,000.00
 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
 Sales Contract Other:
XXX 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 10/16/2023 Print RICKEY CURREN AND LYNN CURREN

 Unattested Sign Rickey Curren Lynn Curren
 (verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2023 03:11:11 PM
\$32.00 JOANN
20231020000310970

Form RT-1*Allen S. Bayl*