	This	instrument	was	prepared	by:
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Jack J. Kubiszyn, Esq. Christian & Small LLP 505 20th Street N, Suite 1800 Birmingham, AL 35203

Send Tax Notice to:

Graves Real Estate Limited Partnership, Ltd. 102 Danberry Lane Birmingham, Alabama 35242

STATE OF ALABAMA	
COUNTY OF SHELBY	

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned grantor, Groundwater Properties, Inc., an Alabama corporation, ("Grantor"), in hand paid by Graves Real Estate Limited Partnership, Ltd., an Alabama limited partnership ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND, except for the matters set forth on Exhibit "B" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances, and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be effective as of the 27 day of October, 2023.

GRANTOR:

GROUNDWATER PROPERTIES, INC., an Alabama corporation

Name. Stanley L. Graves

Its: President

STATE OF ALABAMA

COUNTY OF COUNTY

I, Reper Ann Castleberry, a Notary Public in and for said County in said State, hereby certify that **Stanley L. Graves** whose name as President of **Groundwater Properties, Inc.**, an Alabama corporation, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she, as such authorized representative and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal, this 25 day of October, 2023.

NOT ARY STATE AT A STA

MY COMMISSION EXPIRES JULY 8, 2025
My Commission Expires:

EXHIBIT A LEGAL DESCRIPTION

PARCEL I:

Commencing at the Northwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 90°00'00" East, a distance of 307.64 feet to the point of beginning; thence continuing East along said line a distance of 363.76 feet; thence South 0°22'55" West, a distance of 77.99 feet to the Northerly right of way line of U.S. Highway No. 280; thence South 72°16'23" West along said highway right of way line a distance of 322.25 feet; thence North 17°43'32" West, a distance of 184.89 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

PARCEL II:

Commencing at the Northwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; for the point of beginning, thence East along the North boundary line of said Section 26 for a distance of 307.84 feet; thence South 17°43'32" East, a distance of 184.89 feet to the Northerly right of way line of U.S. Highway No. 280; thence South 72°18'51" West along said highway for a distance of 385.35 feet to the West boundary line of said Section 26; thence North 0°35'16" East along said West boundary line of Section 26, a distance of 293.19 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

EXHIBIT B PERMITTED EXCEPTIONS

- 1. Taxes for 2023 and subsequent years not yet due and payable.
- 2. Right of Way granted to Alabama Power as recorded in Deed Book 239, Page 904, Deed Book 239, Page 906, Deed Book 239, Page 907, Deed Book 104, Page 459, Deed Book 111, Page 138 and Deed Book 190, Page 297 in the Probate Office of Shelby County, Alabama.
- Right of Way granted to Southern Bell Telephone as recorded in Deed Book 313, Page 729 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	GROUNDWATER PROPERTIES, INC.	Grantee's Name:	GRAVES REAL ESTATE PARTNERSHIP, LTD.
Mailing Address:	102 Danberry Lane Birmingham, Alabama 35242	Mailing Address:	102 Danberry Lane Birmingham, Alabama 35242
Property Address:	Highway 280 Westover, Alabama 35147	Date of Sale:	October <u>27</u> , 2023
			Total Purchase Price: \$350,000.00 or Actual Value: or
one) (Recordation	or actual value claimed on this for documentary evidence is not recall of Sale		Assessor's Market Value: in the following documentary evidence: (check
X Sa	les Contract losing Statement	L L	essor Market Value
If the conveyance of this form is not i	. -	contains all of the re	equired information referenced above, the filing
	1 11	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).

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).

October 27, 2023 Date:

SIGNATURE APPEARS ON THE FOLLOWING **PAGE**

X Unattested

Form RT-

GRANTOR:

GROUNDWATER ROPERTIES, INC.

Stanley L. Graves
President



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 10/27/2023 09:58:45 AM **\$387.00 JOANN** 20231027000316610

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