

**This instrument was prepared by
Scott Thornley
Maddox, Thornley & Sanders
318 19th Street, West
Jasper, AL 35501**

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Kay L. Clark, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **H4 Enterprises, LLC, Utah limited liability company** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SE 1/4 of the NW 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama.

Also, that certain 35 foot wide permanent non-exclusive easement as more particularly described and shown in that certain Easement Agreement by and between The Westervelt Company, Inc. and H4 Enterprises, LLC dated October 2, 2023.

The above described property constitutes no part of the homestead of the grantor.

Note: Lessie Vardaman Lovett, life tenant, died in or about the year 2002. Agnes Vardaman Davis died in or about the year 2008.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

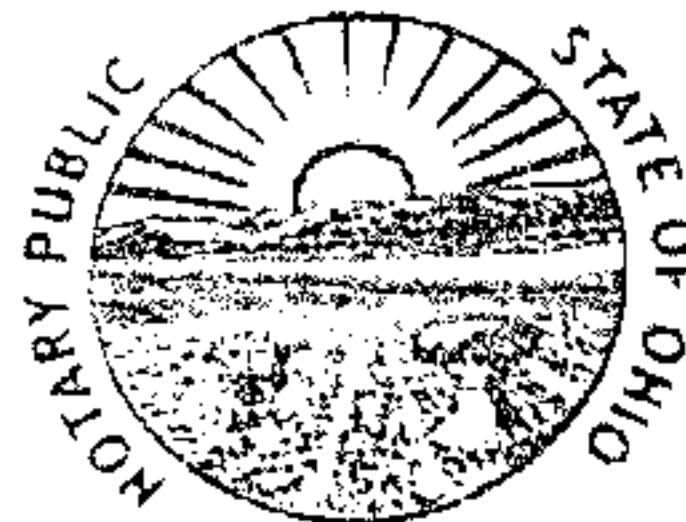
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8 day of Nov., 2023.

Kay L. Clark (Seal)
KAY L. CLARK

STATE OF Ohio
COUNTY OF Clark

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Kay L. Clark** whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2023.



BENJAMIN K VALENTINE
Notary Public
State of Ohio
My Comm. Expires
April 10, 2026

Benjamin K. Valentine
NOTARY PUBLIC
My Commission Expires: 4/10/2026

REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee/Send Tax Notice To

Name: Kay L. Clark

Name: H4 Enterprises, LLC

Mailing Address: 1847 Fox Ridge Dr. E
Springfield, OH 45503

Mailing Address: 8520 Foxcroft Place
San Diego, CA 92129

Property Address: N/A
(if available)

Date of Sale: November 13, 2023

Total Purchase Price \$ 114,800.00

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal

- Tax Assessor's Current Market Value
- Other

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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: November 13, 2023

Print: Ed Sanders

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2023 12:45:59 PM
\$143.00 BRITTANI
20231113000332830

Allie S. Beal