

Send Tax Notice to:
Walker Family Holdings LTD
6969 Gadsden Hwy
Trussville, AL 35173

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-1057

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kenneth M. Crouse, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

11502 Hwy 14, Marion, AL 36756

by **Walker Family Holdings LTD (herein referred to as "Grantee")**, whose mailing address is
6969 Gadsden Highway, Trussville, AL 35173

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **65 Acres Hwy 49, Chelsea, AL 35043**,
and more particularly described as:

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

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right sell and convey the same as aforesaid; that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

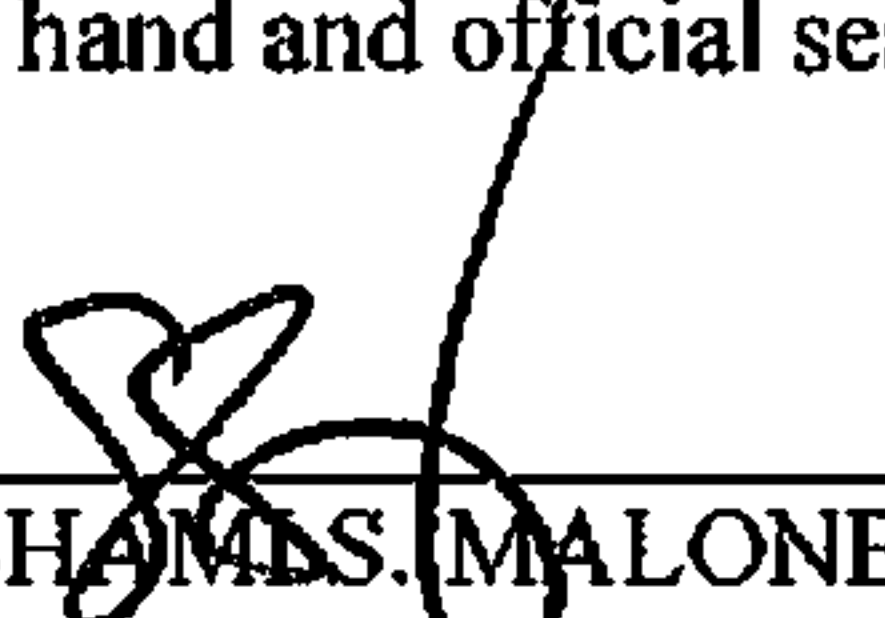
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15th day of February, 2024.


Kenneth M. Crouse

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kenneth M. Crouse 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2024.


Notary Public SHAMI S. MALONE
My Commission Expires: 11/3/2024

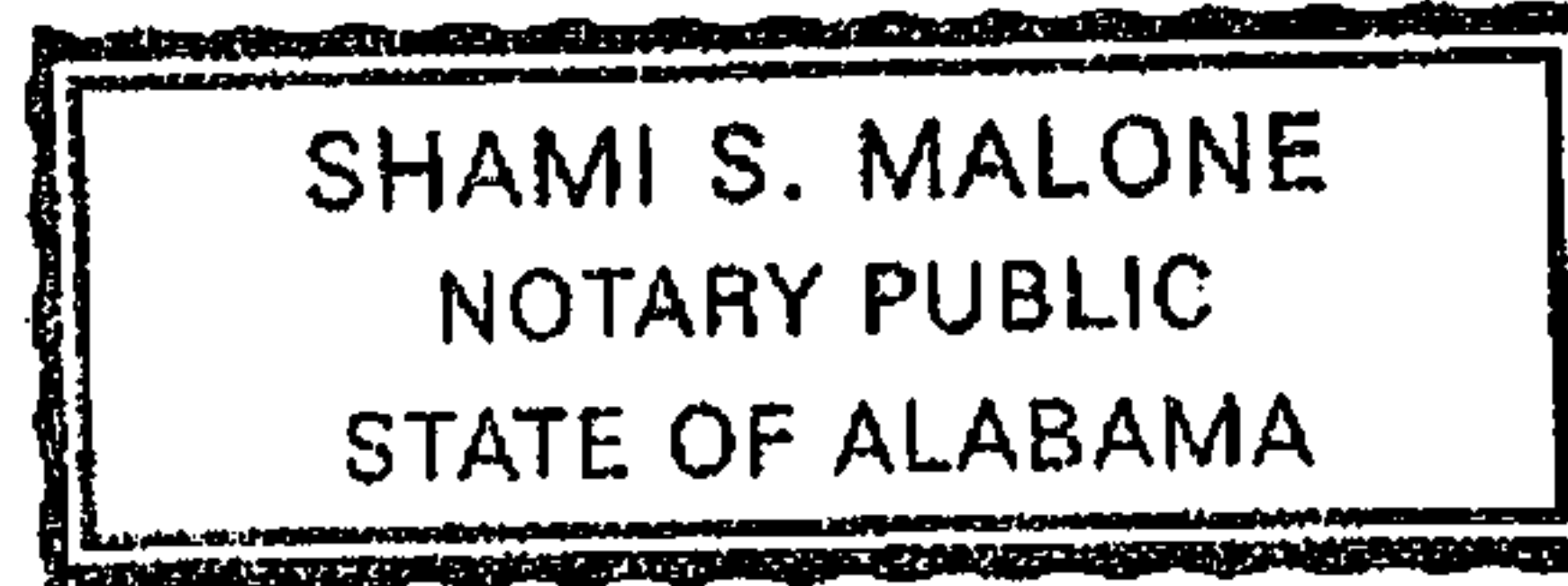


EXHIBIT A

Property 1:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°44'01"W a distance of 100.08' to the POINT OF BEGINNING; thence continue N0°44'01"W a distance of 1124.92'; thence S88°24'50"E a distance of 2480.92' to the Westerly R.O.W. line of Shelby County Highway 49; thence S04°35'50"E and along said R.O.W. line a distance of 1130.58"; thence N88°24'50"W and leaving said R.O.W. line a distance of 2557.16' to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2024 08:00:14 AM
\$128.00 JOANN
20240220000042860

Allen S. Bayl