

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATN1033

SEND TAX NOTICE TO:

4451 Hwy 22
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-five Thousand and 00/100 Dollars (\$125,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Zachary Parker, a single person and Hannah Parker, a single person** whose mailing address are: 2428 Marion St, Columbia SC 29201 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bella's Properties, LLC** whose mailing address 4451 Hwy 22 Montevallo AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 224 Melton Street, Montevallo, AL 35115

Lot 1-A, according to the survey of Melton Street Parcel 1-A, as recorded in Map Book 36, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16 day of February, 2024

Hannah Parker
Hannah Parker

STATE OF South Carolina

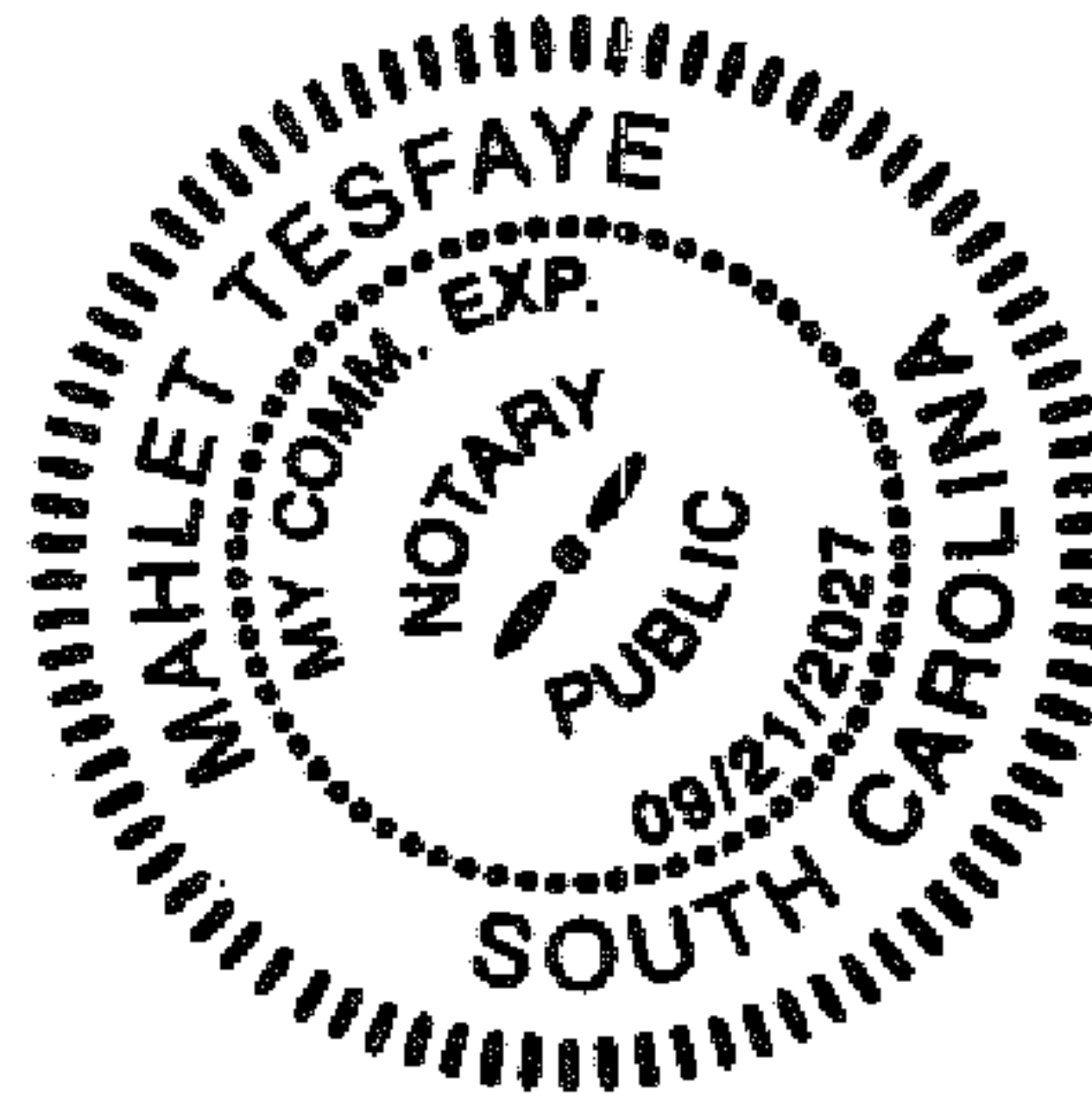
Richland County ss:

I, Mahlet Tesfaye, a Notary Public in and for said county in said state, hereby certify that **Hannah Parker** name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 16 day of February, 2024

My Commission Expires: 9/21/27

Mahlet Tesfaye
Notary Public



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16 day of February, 2024

Zachary Parker
Zachary Parker

STATE OF Virginia Chamberland County ss:

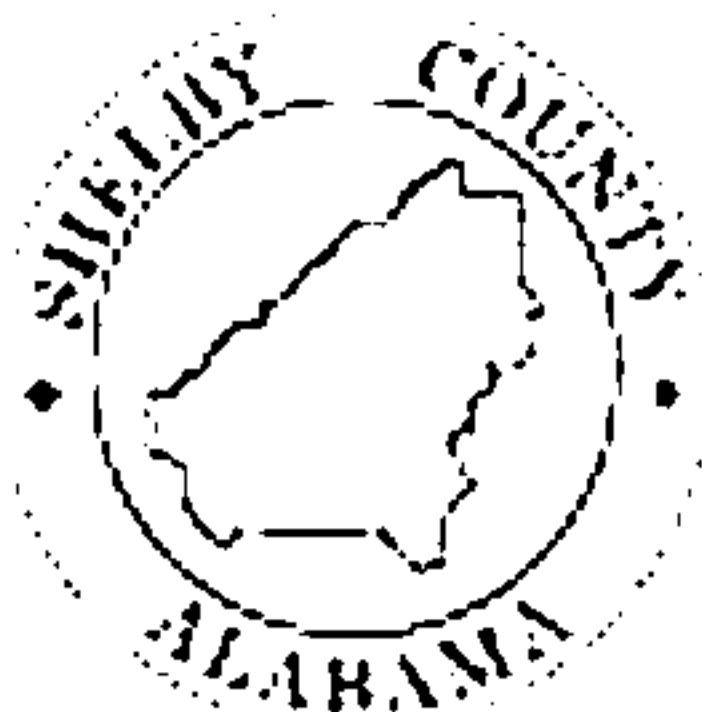
I, Shelfunda S. Williams, a Notary Public in and for said county in said state, hereby certify that Zachary Parker name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 16 day of February, 2024

My Commission Expires: 30 Sep 27

Shelfunda S. Williams
Notary Public

SHELFUNDA S. WILLIAMS
NOTARY PUBLIC
REG. #7502628
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 30 Sep 27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2024 12:43:39 PM
\$153.00 JOANN
20240222000046300

Allie S. Bayl