

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Taylor M. Croft
110 Hickory Street
Maylene, AL 35114

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00)**, and other good and valuable consideration in hand paid to Restore Common Ground LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Taylor M. Croft (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Woodland Hills, 1st Phase, 2nd sector, as recorded in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.

Property Address: 110 Hickory Street, Maylene, AL 35114

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.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$305,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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

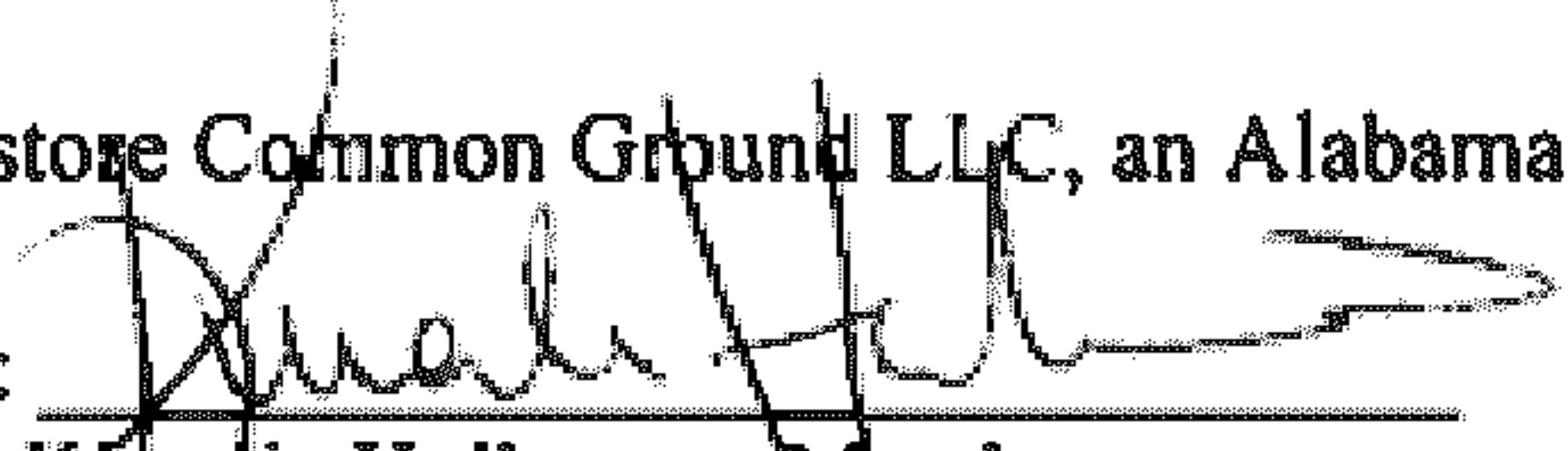
AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor 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 hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the **8th day of March, 2024**

Restore Common Ground LLC, an Alabama Limited Liability Company

By:


Kimalie Hollomon, Member

By:


Monte Hollomon, Member

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that Kimalie Hollomon and Monte Hollomon, Members of Restore Common Ground LLC whose name as Member and Member of Restore Common Ground LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 8th day of March, 2024.

Notary Public

My Commission Expires: _____

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

Civil Practice & Remedies Code § 121.007

The State of Texas

County of Tarrant

Before me,

Phyllis G. CottonName and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Kimberly Holloman

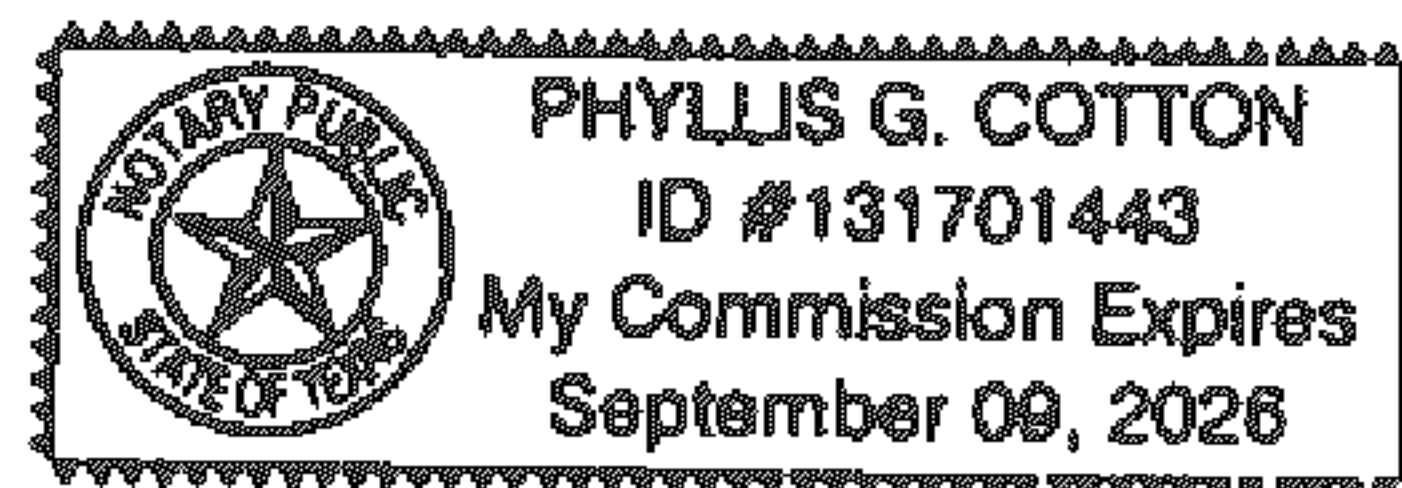
Name of Signer

☐ known to me☐ proved to me on the oath of

Name of Credible Witness

☒ proved to me throughCalifornin D.L.

Description of Identity Card or Document

to be the person whose name is subscribed to
the foregoing instrument and acknowledged
to me that he/she executed the same for the
purposes and consideration therein expressed

Given under my hand and seal of office this

8th day of March, 2024

Day

Month

Year

[Signature]

Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above

OPTIONALCompleting this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.**Description of Attached Document**

Title or Type of Document:

General Warranty Deed

Document Date:

March 8th 2024

Number of Pages:

2

Signer(s) Other Than Named Above:

Kimberly Holloman

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of Tarrant

Before me,

Phyllis G. Cotton

Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Kimalia Holloman

Name of Signer

☐ known to me

☐ proved to me on the oath of

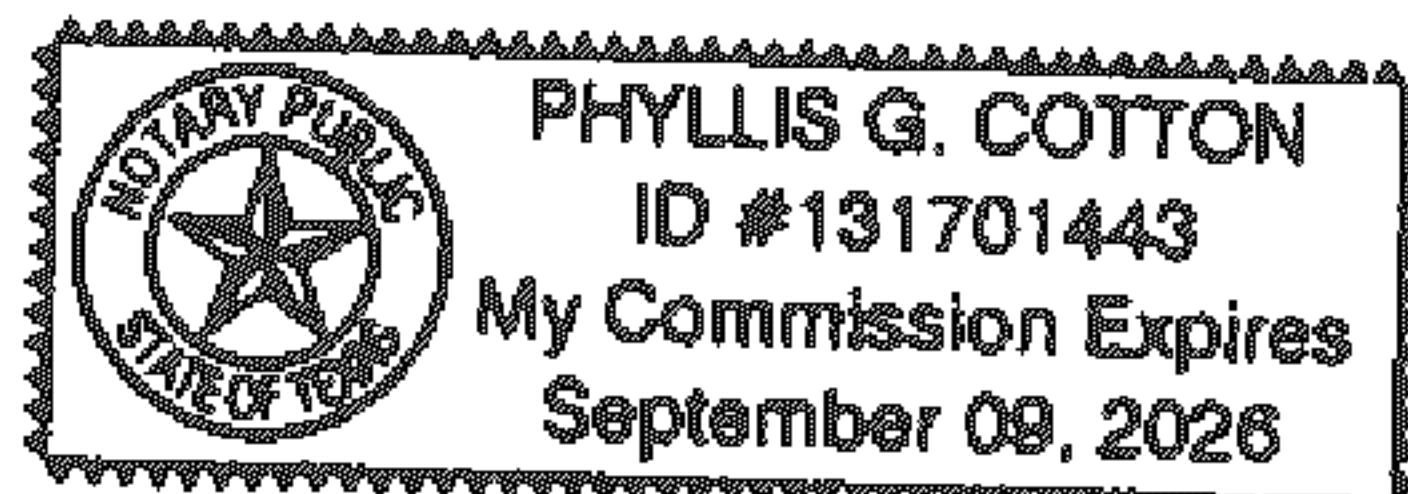
Name of Credible Witness

☒ proved to me through

California D. L.

Description of Identity Card or Document

to be the person whose name is subscribed to
the foregoing instrument and acknowledged
to me that he/she executed the same for the
purposes and consideration therein expressed.



Given under my hand and seal of office this

8th day of March, 2024

Day Month Year

Phyllis G. Cotton

Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

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Title or Type of Document:

General Warranty Deed

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March 8th 2024

Number of Pages:

2

Signer(s) Other Than Named Above:

Kimalia Holloman

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

Grantor's Name Restore Common Ground LLC
 Mailing Address 212 West Troy Street
Dothan, AL 36303

Grantee's Name Taylor M. Croft
 Mailing Address 324 Hidden Court
Montevallo, AL 35115

Property Address 110 Hickory Street
Maylene, AL 35114

Date of Sale March 8, 2024
 Total Purchase Price \$305,000.00
 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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other: _____

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 3/8/24

Print Kimalie Holloman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/08/2024 03:05:56 PM
 \$35.00 PAYGE
 20240308000064740

Alvin S. Boyd

Form RT-1