

Send Tax Notice to:
Henley Barn and Property, LLC
2858 Trestle Way
Cantonment, FL 32533

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-1523**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$1,500,000.00) 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 **Daniel W. Gingles and Kathy Gingles, a married couple, (herein referred to as "Grantor," whether one or more)**, whose mailing address is

100 Corporate Woods Cir., Alabaster, AL 35007

by **Henley Barn and Property, LLC (herein referred to as "Grantee")**, whose mailing address is

2858 Trestle Way, Cantonment, FL 32533

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 **247 Highway 61, Columbiana, AL 35051**, 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.

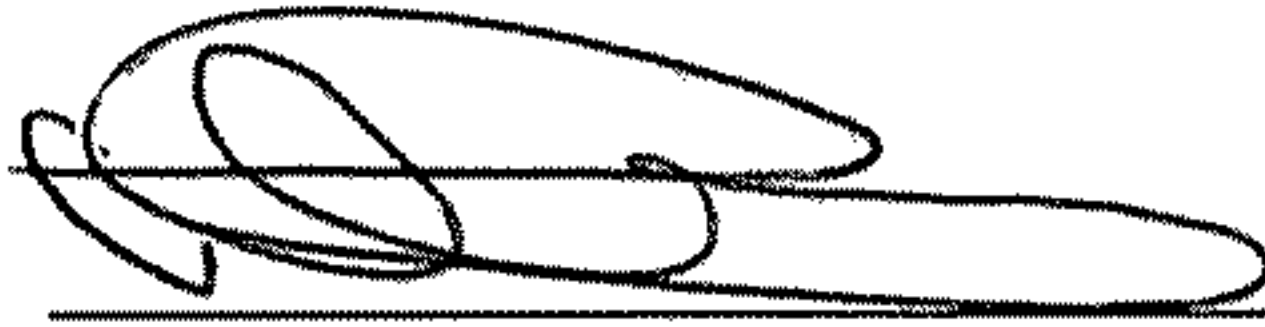
MINING AND MINERAL RIGHTS EXCEPTED.

\$1,250,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.


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

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 01 day of April, 2024.



Daniel W. Gingles

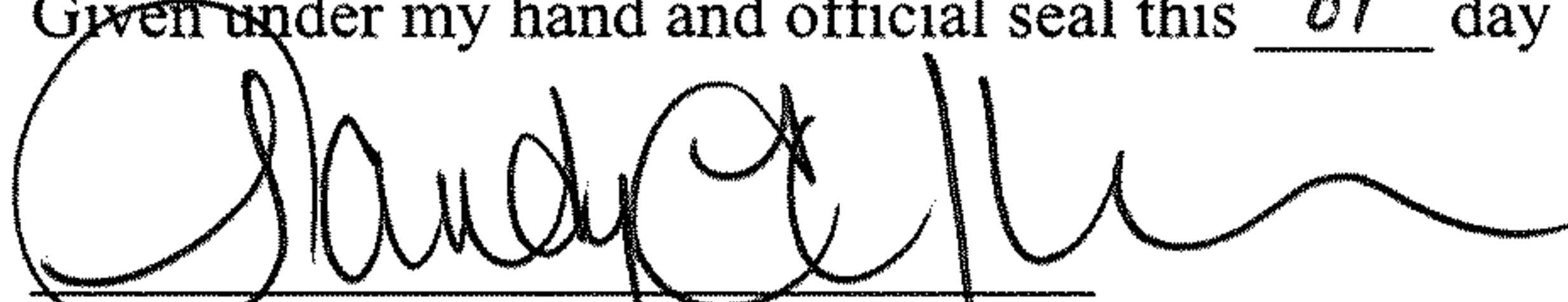


Kathy Gingles

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Daniel W. Gingles, Kathy Gingles** whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 01 day of April, 2024.



Notary Public

My Commission Expires: 01/09/2027

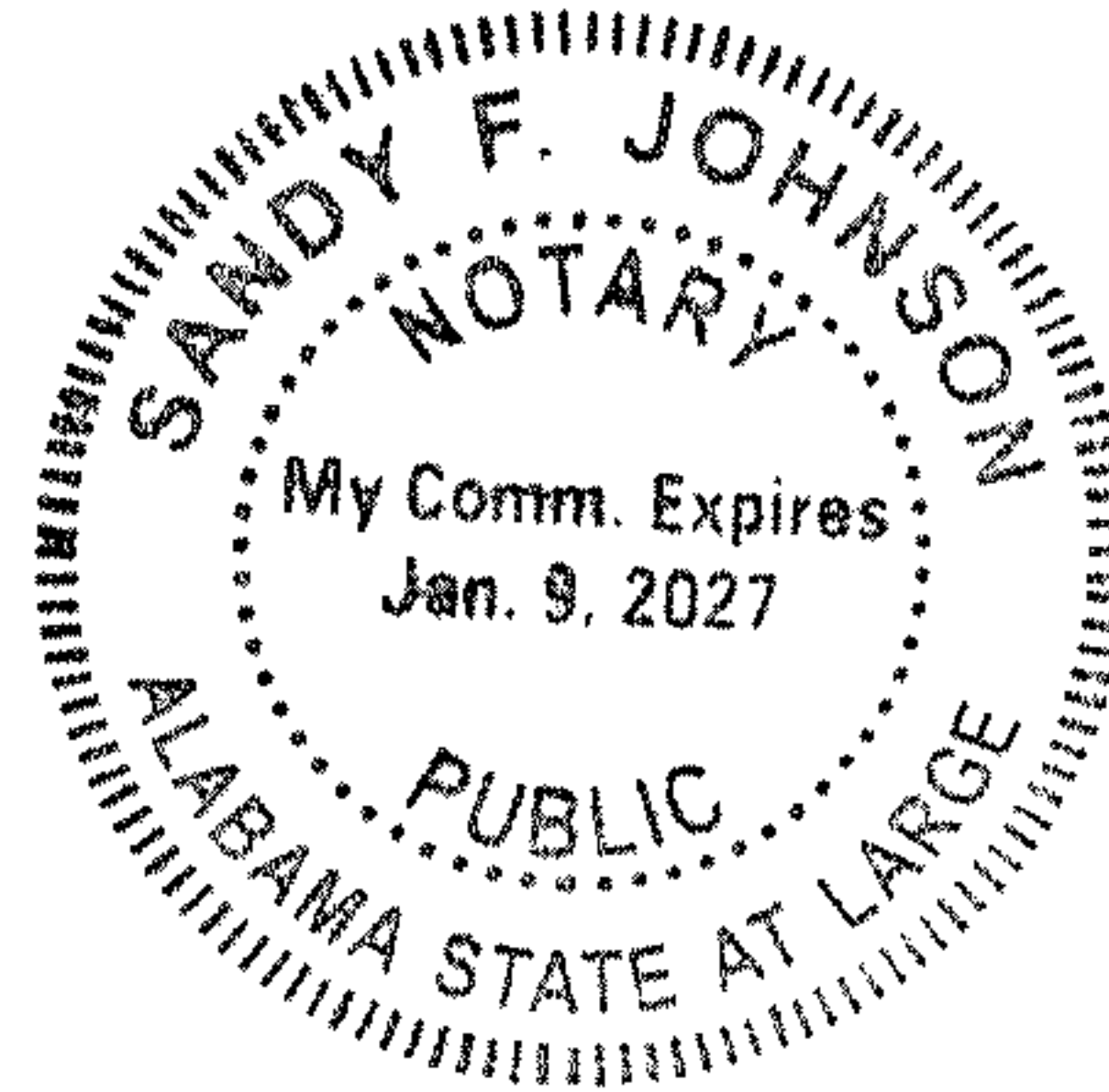


EXHIBIT A**PARCEL 2:**

Lot 1 of the Gingles Family Subdivision, being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama, thence S 78°24'11" E a distance of 817.57' to the point of beginning; thence S 87°20'01" E a distance of 466.50'; thence S 02°39'59" W, a distance of 466.50'; thence N 87°20'01" W a distance of 317.71'; thence S 04°32'48" E, a distance of 357.59'; thence S 23°38'19" W, a distance of 117.43'; thence S 00°17'49" E, a distance of 100.01'; thence S 47°24'45" E, a distance of 94.10'; thence S 11°54'48" E a distance of 112.73' to the Northerly R.O.W. line of Shelby County Highway 61; thence N 87°20'01" W and along said R.O.W. line a distance of 31.00'; thence N 11°54'48" and leaving said R.O.W. line, a distance of 95.32'; thence N 47°24'45" W a distance of 97.58'; thence N 00°17'49" W, a distance of 119.45'; thence N 23°38'19" E, a distance of 116.26'; thence N 04°32'48" W, a distance of 353.86'; thence N 87°20'01" W a distance of 118.55'; thence N 02°39'59" E a distance of 466.50' to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2024 12:35:40 PM
\$278.00 BRITTANI
20240403000091920

Allen S. Bayl