

THIS INSTRUMENT WAS PREPARED BY:

Thomas G. Owings, Esquire
Owings Law Firm, LLC
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Brent, AL 35034
(205)926-7790

SEND TAX NOTICE TO:

Grady Fenn Church
P. O. Box. Box 65
Birmingham, AL 35201

State of Alabama §
 §
Shelby County §

Warranty Deed

Know All Men By These Presents

That in consideration of **One Hundred Twenty-Four Thousand Four Hundred Fifty and NO/100 Dollars (\$124,450.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Joyce L. Daniels, formerly known as Joyce Taylor Levi and Joyce T. Levi**, whose address is **1132 Glen Manor Drive, Birmingham, AL 35243**, and **Joanne L. Mathison**, whose address is **104 Ironwood Plantation Boulevard, Madison, MS 39110**, Trustees, or their successors in Trust under **The Levi Living Trust Dated March 19, 2012** and any amendments thereto, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **G.F. Church Properties, II, LLC**, an **Alabama Limited Liability Company**, mailing address is **P. O. Box 65, Birmingham, AL 35201**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

The North 1/2 of the SE 1/4 of the NW 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama lying West of Wally Watson Road. LESS road ROW.

SOURCE OF TITLE: Instrument #20120322000099350

The Property herein being conveyed is NOT the homestead of the Grantors.

ADDRESS OF PROPERTY:

**N/A - 13.1 ac +/- Vacant Acreage
Calera, Shelby County, AL**

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

And we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 27th day of March, 2024.

THE LEVI LIVING TRUST DATED MARCH 19, 2012

Joyce L. Daniels (SEAL)
JOYCE L. DANIELS f/k/a Joyce Taylor Levi
and Joyce T. Levi, Trustee

Joanne L. Mathison (SEAL)
JOANNE L. MATHISON, Trustee

STATE OF ALABAMA

COUNTY OF Jefferson

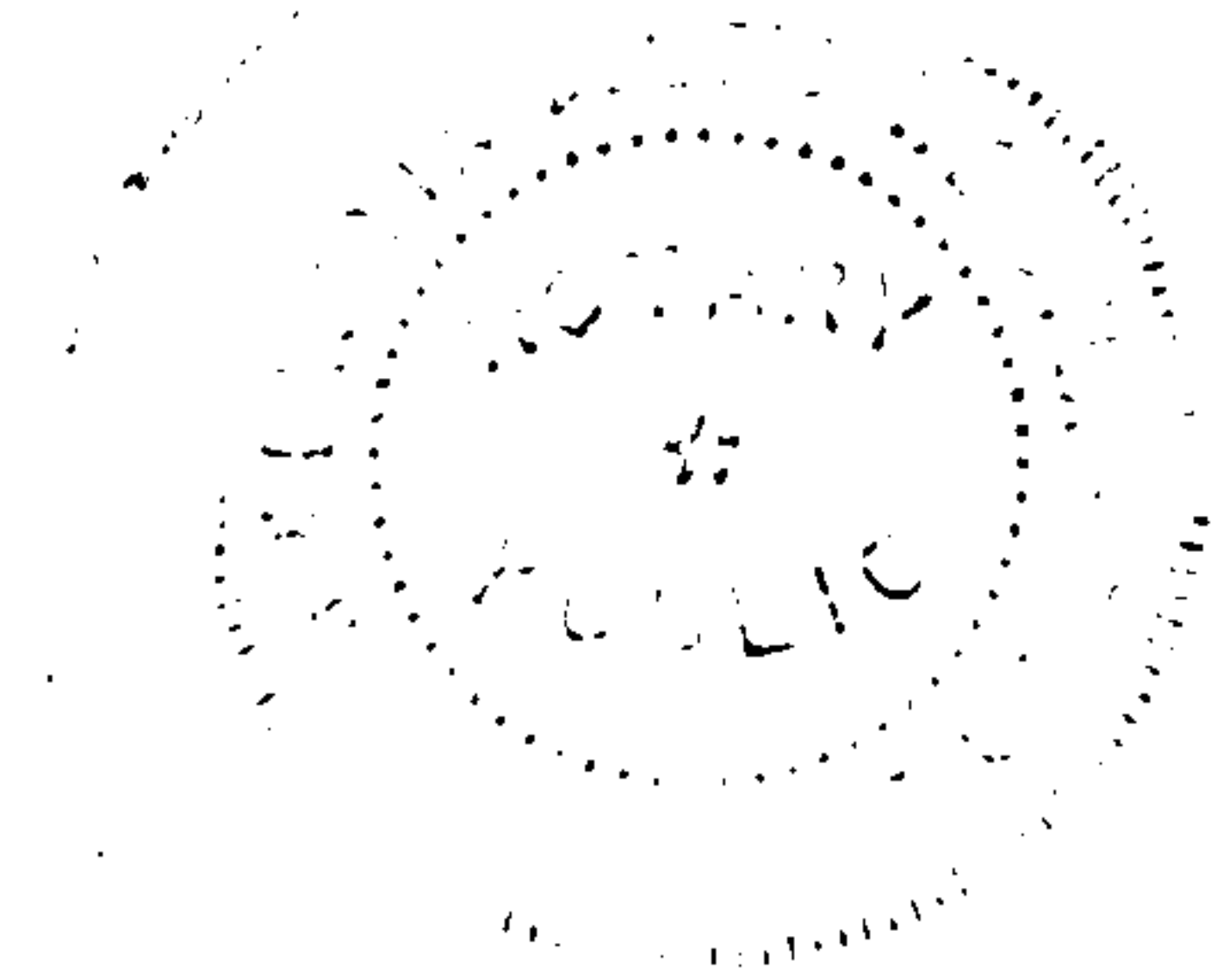
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GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce L. Daniels formerly known as Joyce Taylor Levi and Joyce T. Levi, Trustee of The Levi Living Trust Dated March 19, 2012, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as Trustee of The Levi Living Trust Dated March 19, 2012, and with full authority executed same on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2024.

Devetta D. Webster
 Notary Public
 My Commission Expires: 12/21/2025



STATE OF ALABAMA

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GENERAL ACKNOWLEDGMENT

COUNTY OF Jefferson

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The undersigned, a Notary Public in and for said County, in said State, hereby certify that Joanne L. Mathison, Trustee of The Levi Living Trust Dated March 19, 2012, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as Trustee of The Levi Living Trust Dated March 19, 2012, and with full authority executed same on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2024.

Davetta D. Webster
Notary Public

My Commission Expires: 12/21/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2024 03:13:49 PM
\$155.50 PAYGE
20240403000092340

Alvin S. Bayl