

**SEND TAX NOTICE TO:**  
MRL Holdings, LLC  
11661 Old Highway 280  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$375,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Beverly A. Higgins, an unmarried person**, whose address is 6506 Highway 47, Shelby, AL 35143, (hereinafter "Grantor", whether one or more), by **MRL Holdings, LLC**, whose address is 11661 Old Highway 280, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **MRL Holdings, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **1 Higgins Road, Shelby, AL 35143** to-wit:

**Parcel 1:**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, AND RUN N 87°45'08" E FOR A DISTANCE OF 669.53' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN N 01°10'31" W FOR A DISTANCE OF 1037.66' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN N 90°00'00" W FOR A DISTANCE OF 118.21' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS", POINT BEING ON THE EDGE OF LAY LAKE (397' FULL POOL ELEVATION); THENCE RUN ALONG A MEANDER LINE FOR THE NEXT SIX (6) CALLS: S 49°06'30" W FOR A DISTANCE OF 262.62' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS"; THENCE RUN S 37°35'30" W FOR A DISTANCE OF 245.12' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS"; THENCE RUN S 17°23'05" W FOR A DISTANCE OF 156.20' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS"; THENCE RUN S 34°09'29" E FOR A DISTANCE OF 91.28' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS"; THENCE RUN S 37°28'46" W FOR A DISTANCE OF 72.39' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS"; THENCE RUN N 58°35'00" W FOR A DISTANCE OF 178.62' TO A POINT; THENCE RUN S 01°10'31" E FOR A DISTANCE OF 70.00' TO A SET LINE IRON 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS"; THENCE CONTINUE ALONG LAST DESCRIBED COURSE S 01°10'31" E FOR A DISTANCE OF 438.73' TO THE POINT OF BEGINNING.

**Parcel 2:**

The Northwest Quarter of the Northeast Quarter of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

Also, part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows: Beginning at the Northwest corner of the said Northeast Quarter of the Northeast Quarter and run thence Southerly along the West boundary of said Northeast Quarter of the Northeast Quarter 222 yards, more or less, to the Northwest corner of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter; thence Easterly along the North boundary of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter 47 yards; thence Northerly and parallel with the West boundary of said Northeast Quarter of the Northeast Quarter 222 yards to the North boundary of said quarter-quarter section; thence Westerly 47 yards to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**Beverly A. Higgins is the sole surviving heir of Johnnie E. Higgins and Betty R. Higgins, grantees in deeds recorded in Book 244, Page 353 and Book 177, Page 24.**

Subject to a third-party mortgage in the amount of \$245,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 3rd day of April, 2024.

Beverly A. Higgins  
Beverly A. Higgins

STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ SHELBY

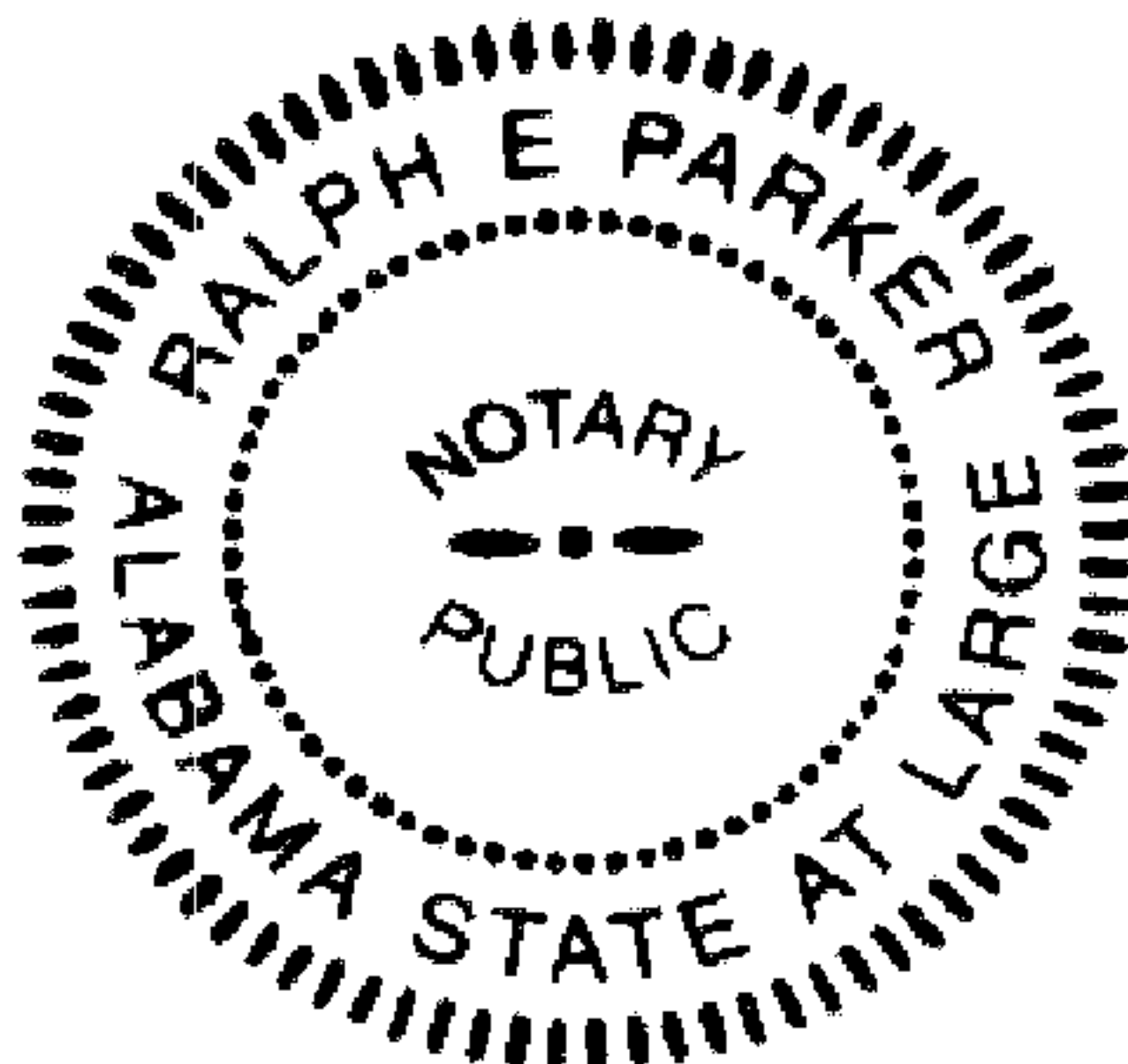
I, the undersigned Notary Public in and for said County and State, hereby certify that Beverly A. Higgins whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2024.

Ralph E. Parker

Notary Public

My Commission Expires: 01/29/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2024 08:18:01 AM  
\$155.00 PAYGE  
20240410000102360

Allen S. Bayl