

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Creek Property, LLC
1362 Hwy 69
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVENTY EIGHT THOUSAND FORTY and 00/100 Dollars (\$278,040.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Pamela Batchelor Lovelady, a married woman and William Clardy Noel as Executor of the Estate of Linda McDaniel Noel, deceased, Case No. PR-2024-105 in the Probate Court of Talladega County, Alabama (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Creek Property, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land, lying in the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3/8" capped rebar found (cap illegible) at the Southeast corner of said 1/4-1/4 section; thence run South 89 degrees 33 minutes 39 seconds West for a distance of 753.91 feet to a set 1/2" capped rebar (CA1084LS); thence run North 00 degrees 13 minutes 17 seconds West for a distance of 699.14 feet to a set 1/2" capped rebar (CA1084LS) on the Southeast right of way margin of U.S. Highway 280 (right of way varies); thence run along said right of way the following 3 calls: South 74 degrees 16 minutes 51 seconds East for a distance of 397.51 feet to a 4"x4" concrete monument found; thence run South 61 degrees 50 minutes 56 seconds East for a distance of 212.84 feet to a 4"x4" concrete monument found; thence run South 79 degrees 11 minutes 38 seconds East for a distance of 185.79 feet to a 3/8" iron pin found on the East line of said 1/4-1/4 section; thence run South 00 degrees 28 minutes 58 seconds East for a distance of 450.43 feet to the POINT OF BEGINNING.

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

\$143,148.06 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

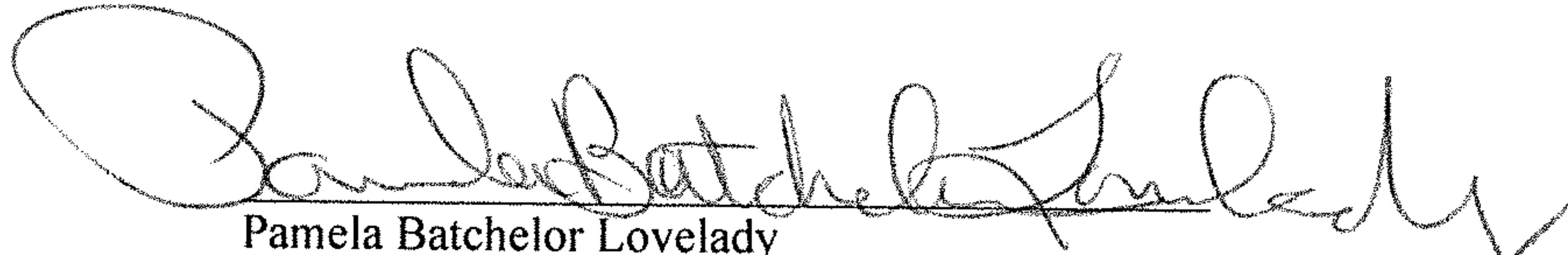
Subject property does not constitute the homestead of any of the Grantors nor that of their spouses.

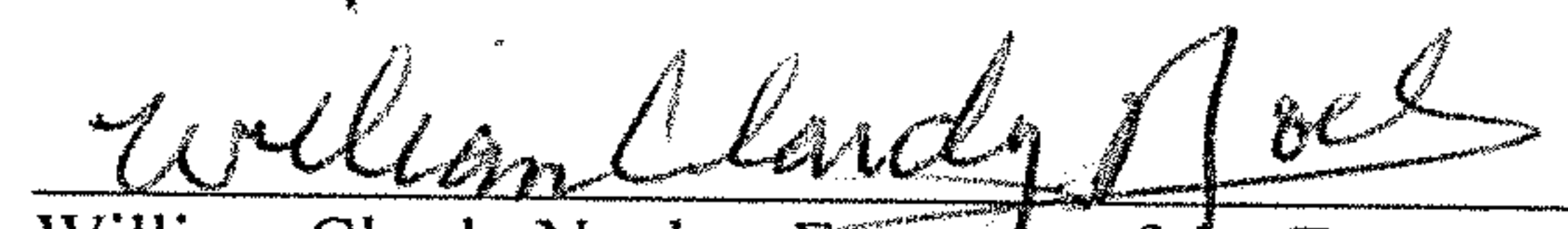
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantors do for himself/herself/itself and for his/her/its heirs, executors and administrators covenant with

the said Grantee, its successors and assigns, that he/she/it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/she/it have a good right to sell and convey the same as aforesaid; that he/she/it will, and his/her/its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 23rd day of April, 2024.


Pamela Batchelor Lovelady

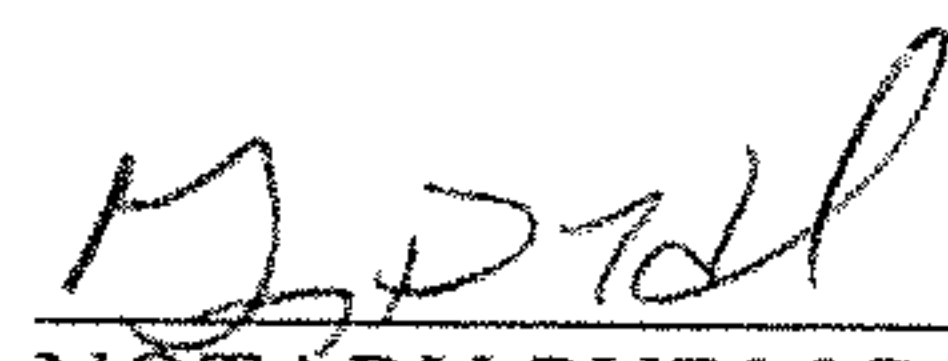

William Clardy Noel as Executor of the Estate
of Linda McDaniel Noel

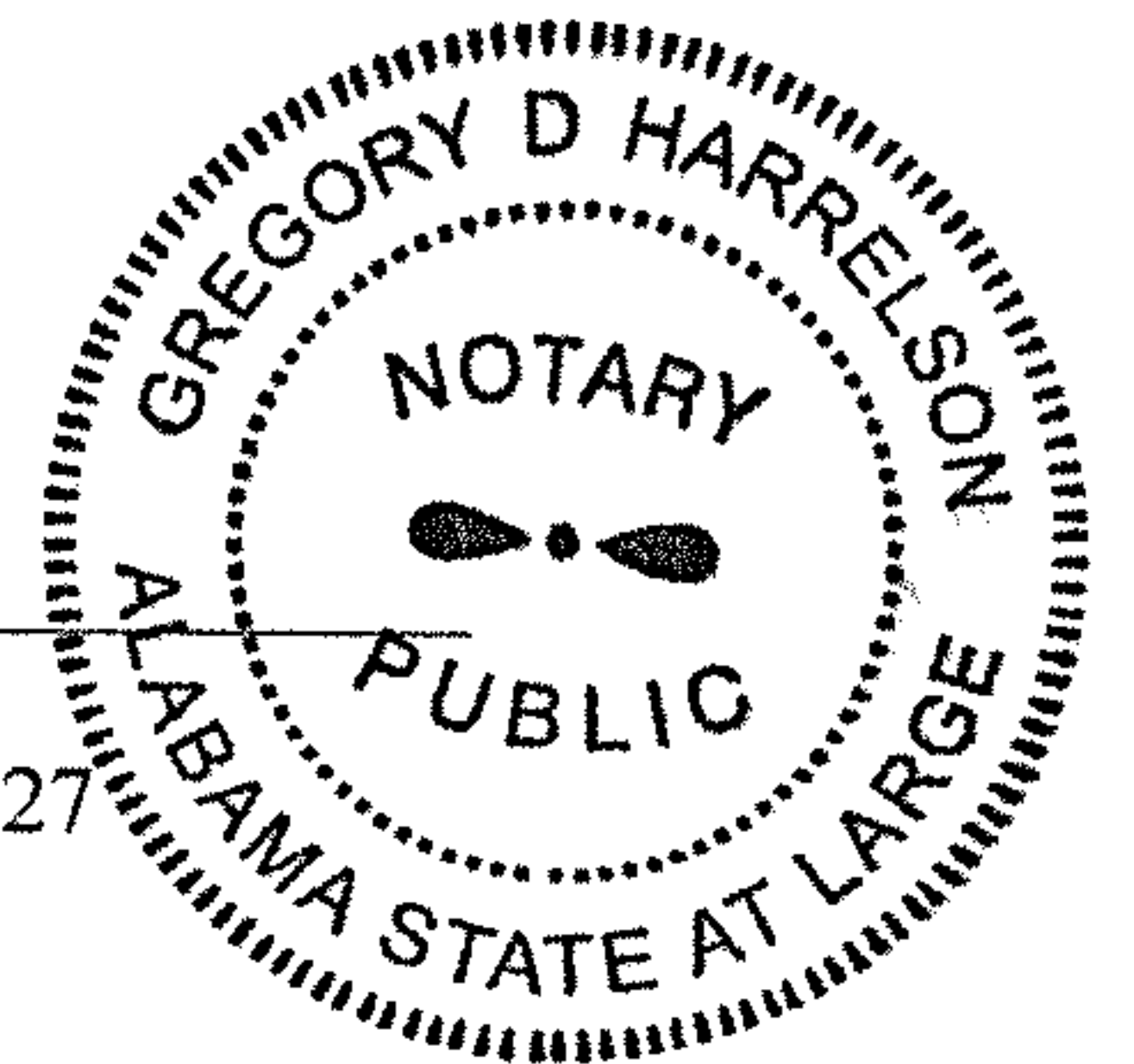

William Clardy Noel - Individually

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pamela Batchelor Lovelady whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of April, 2024.


NOTARY PUBLIC
My Commission Expires: 08/21/2027

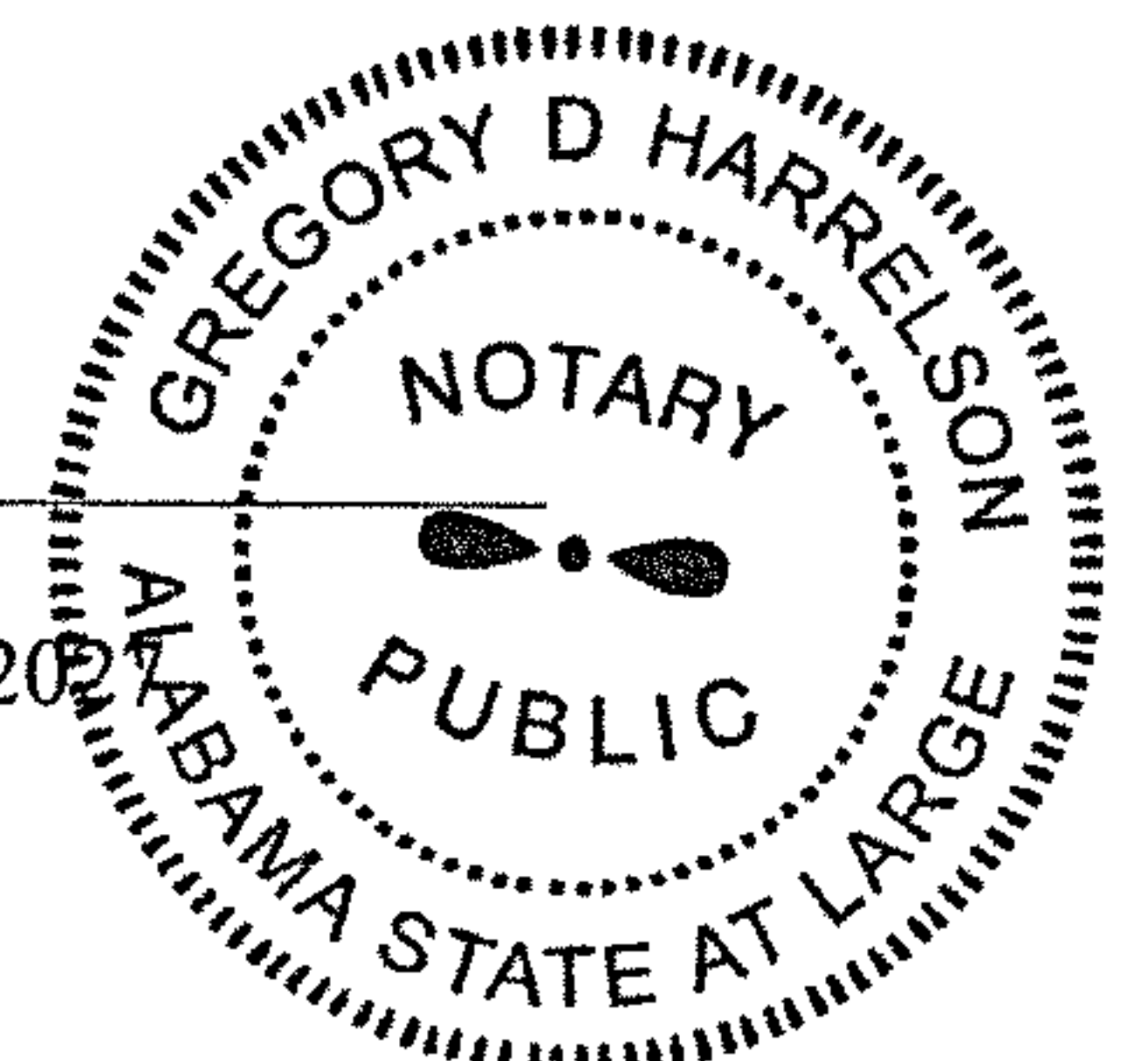


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Clardy Noel, in his individual capacity, and William Clardy Noel, whose name as Executor of the Estate of Linda McDaniel Noel, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his individual capacity and as such Executor, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of April, 2024.


NOTARY PUBLIC
My Commission Expires: 08/21/2027



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

Grantor's Name	Pamela Batchelor Lovelady et al	Grantee's Name	Creek Property, LLC
Mailing Address	365 Meadow Creek Rd	Mailing Address	1362 hwy 69
	Alpine, AL 35014		Chelsea, AL 35043
Property Address	N/A	Date of Sale	04/23/2024
		Total Purchase Price \$	278,040.00
		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☐ Appraisal☒ Sales Contract☐ Other☒ Closing Statement

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).

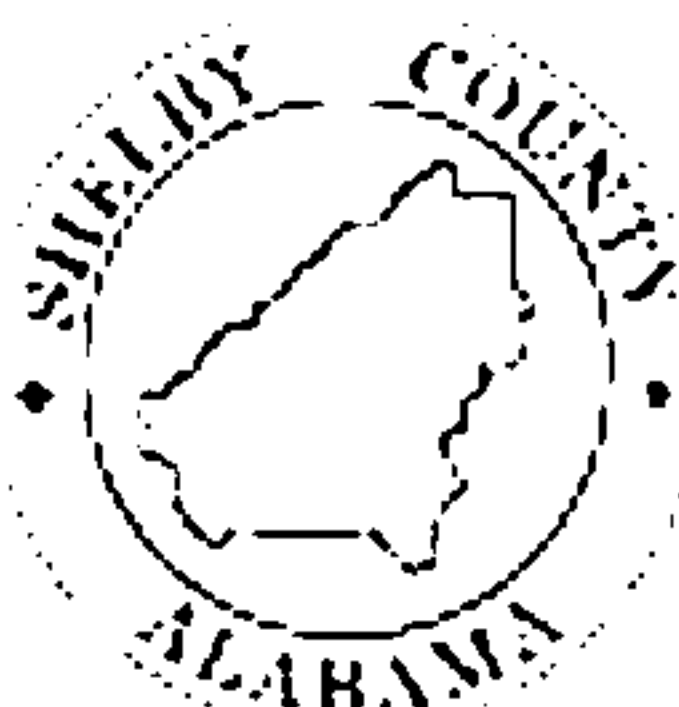
Date 4-23-24

Unattested

(verified by)

Print Pamela Batchelor LoveladySign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County Clerk****Shelby County, AL****05/08/2024 01:37:24 PM****\$165.00 BRITTANI****20240508000135140***Alvin S. Bayl*