

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

313 Mildred St.
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Three Hundred Three Thousand and 00/100 (\$303,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **SEQUOIA II LLC, A LIMITED LIABILITY COMPANY**, in hand paid by the GRANTEE(S), **TIMOTHY BULLARD and JENNIFER BULLARD**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

LOT 1A, ACCORDING TO THE MAP OF WOOLEY'S ADDITION TO COLUMBIANA, RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 3, PAGE 58.

Prior Deed Reference: Instrument No. 20230609000174400.

Building setback lines, easements, restrictions as shown on the plat or survey of Wooley's Addition to Columbiana recorded in Map Book 3, Page 58 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: \$297,511.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 28th day of June, 2024.

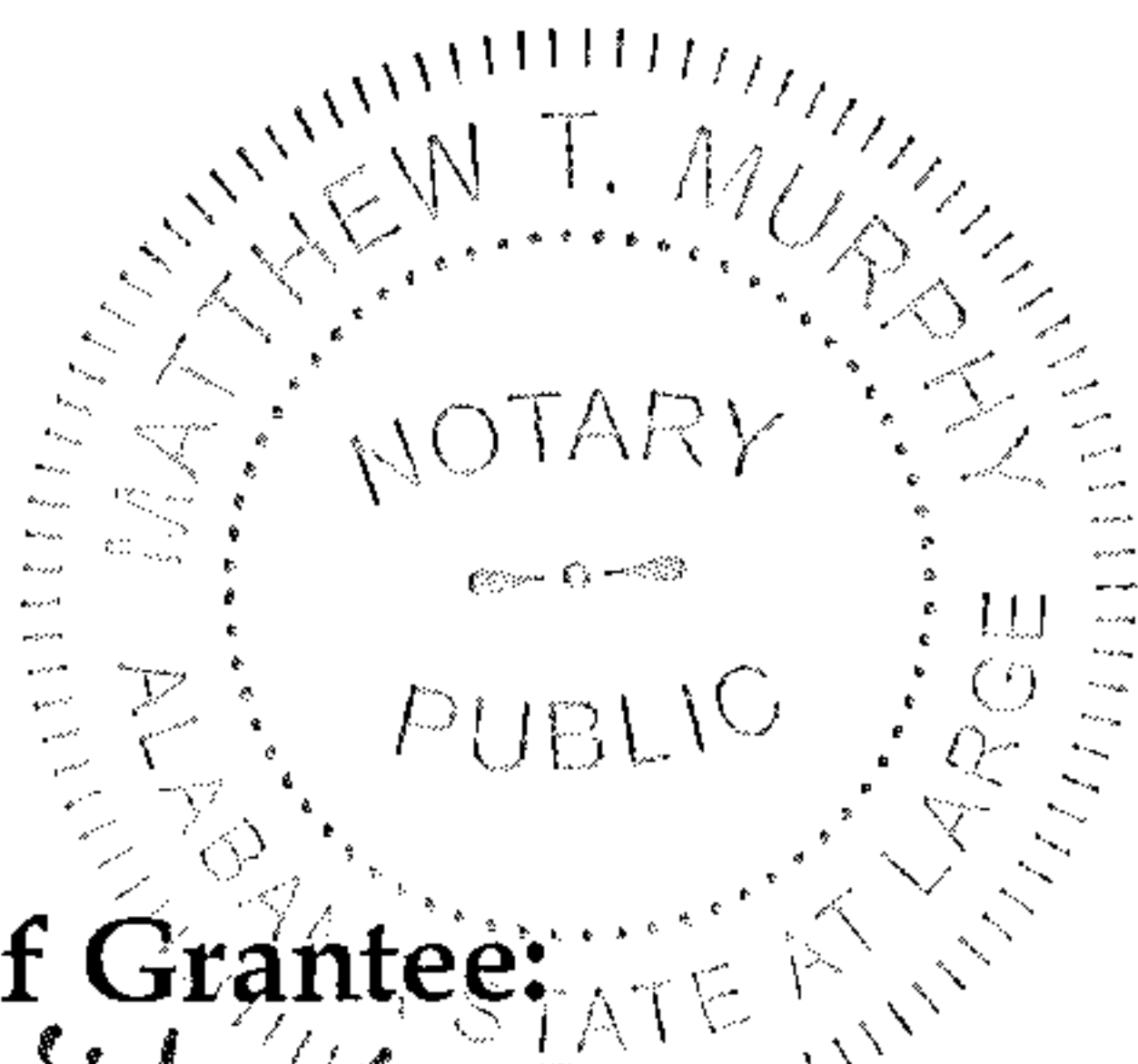
SEQUOIA II LLC

BY:


RONALD J. HUGHES, SOLE MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public, in and for said County, in said State, hereby certify that **RONALD J. HUGHES, SOLE MEMBER OF SEQUOIA II LLC** 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, he, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.




NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:
313 Mildred St
Columbiana, AL
35051

Real Value: \$303,000.00

Address of Grantor: 300 Manhattan
Columbiana, Lake
AL

Property Address: 313 Mildred Street
Columbiana, AL 35051



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2024 08:13:43 AM
\$328.00 BRITTANI
20240703000200950

Allen S. Beryl