

SEND TAX NOTICE TO:
Walland Properties LLC
PO Box 91242
Mobile, AL 36691

This instrument prepared by:
Whit W. Whitfield
The Law Offices of Whit W.
Whitfield, LLC
600 Beacon Pkwy W, Ste 450
Birmingham, Alabama 35209

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of FORTY SEVEN THOUSAND AND 00/100 (\$47,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Pamela Cole Wallace, a married woman**, whose address is 4589 Hwy 49, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Walland Properties LLC**, (hereinafter "Grantee", whether one or more), whose address is PO Box 91242, Mobile, AL 36691, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Walland Properties LLC, an Alabama Limited Liability Company** the following described real estate situated in Shelby County, Alabama, the address of which is **795 Glaze Road, Vincent, AL 35178**, to-wit:

Commence at the SW corner of the Floyd Macon lot, which is marked by an iron stake and is located in and is a part of the W1/2 of the NW 1/4 of Section 28, Township 19, Range 3 East and run in a Southeasterly direction along the North lines of the Floyd Macon and Clyde Glaze lots and along the center line of an 18-foot wide private dirt road 340 feet to point of beginning of the lot herein described; from said point of beginning continue along the last described route 100 feet to a point; thence turn to the left and run in a Northeasterly direction parallel to the Southeast line of Clyde Glaze lot 135 feet, more or less, to a point on the high water mark of the Coosa River; thence turn to the left and run in a Northwesterly direction along the high water mark of Coosa River 100 feet to a point; thence turn to the left and run in a Southwesterly direction along the Southeast line of the Clyde Glaze lot 155 feet to the point of beginning of the lot herein described; said lot lying in and being part of West Half of the NW1/4 of Section 28, Township 19, Range 3 East, Shelby County, Alabama.

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.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS/HER SPOUSE, §6-10-3, CODE OF ALABAMA (1975).

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.

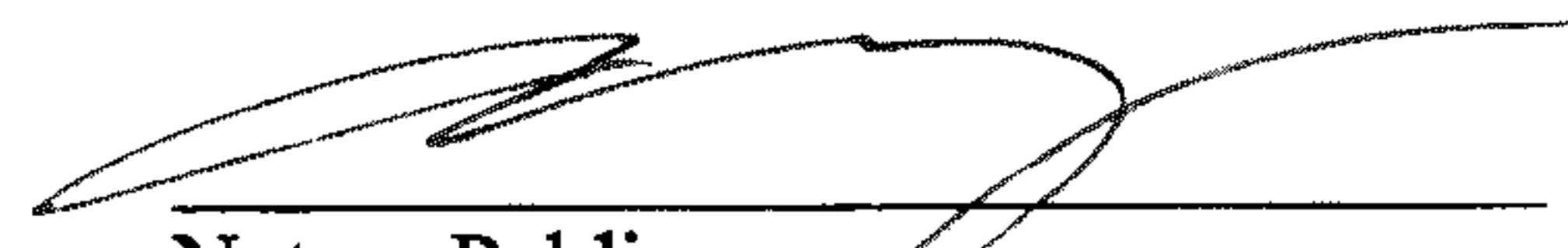
IN WITNESS WHEREOF, Grantor, Pamela Cole Wallace has set their signature and seal on this 5th day of September, 2024.

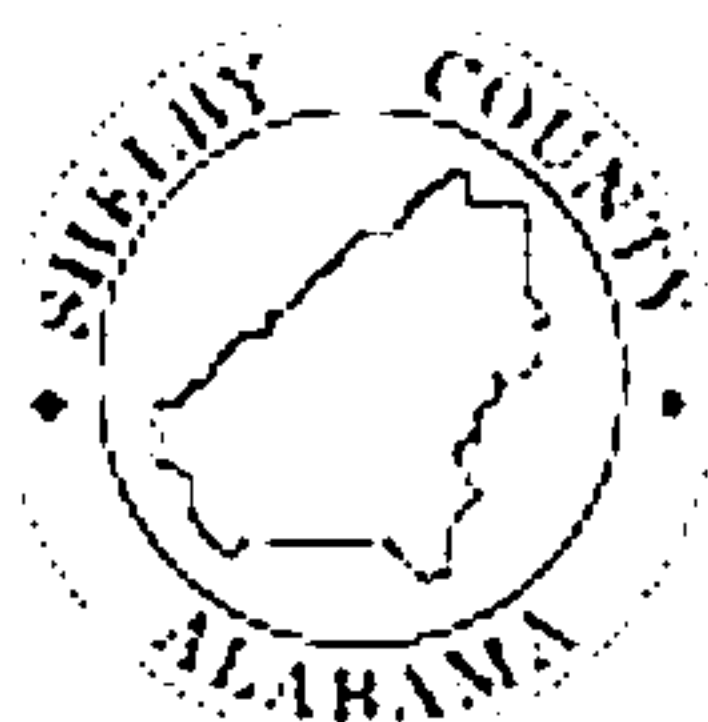
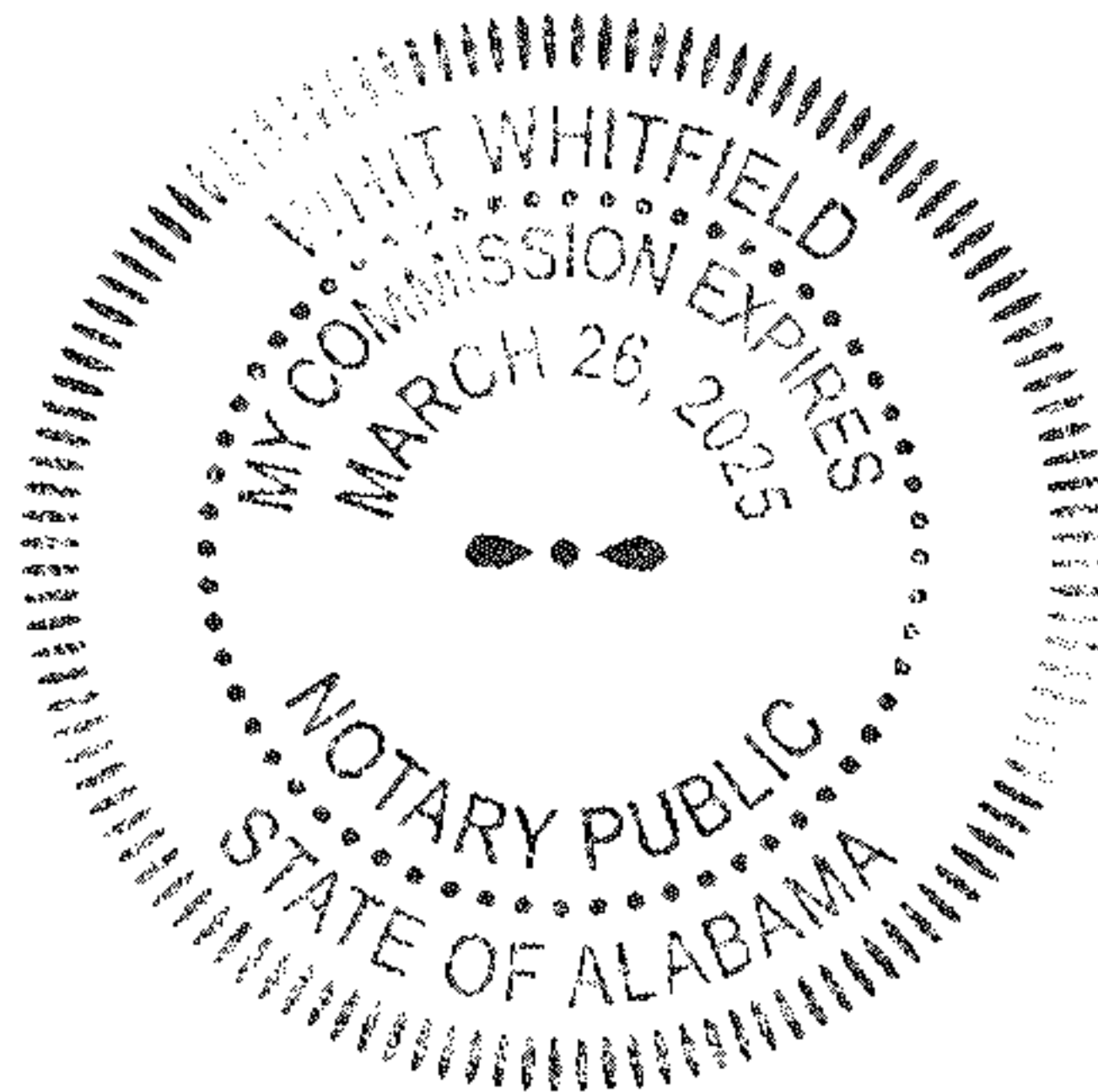

Pamela Cole Wallace

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Pamela Cole Wallace 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.

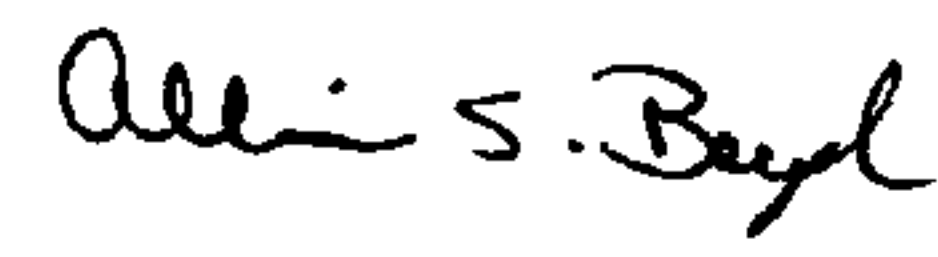
Given under my hand and official seal this 5th day of September, 2024.


Notary Public
My Commission Expires:



File#: 2024-455

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2024 02:06:21 PM
\$72.00 JOANN
20240916000288190

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