

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 FIVE THOUSAND AND 00/100 (\$45,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sylvia Alexander, a married woman and William Wallace, a married man**, 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 **801 Glaze Road, Vincent, AL 35178**, to-wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBT A - LEGAL DESCRIPTION

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, Sylvia D. Alexander and William J. Wallace has set their signature and seal on this 5th day of September, 2024.

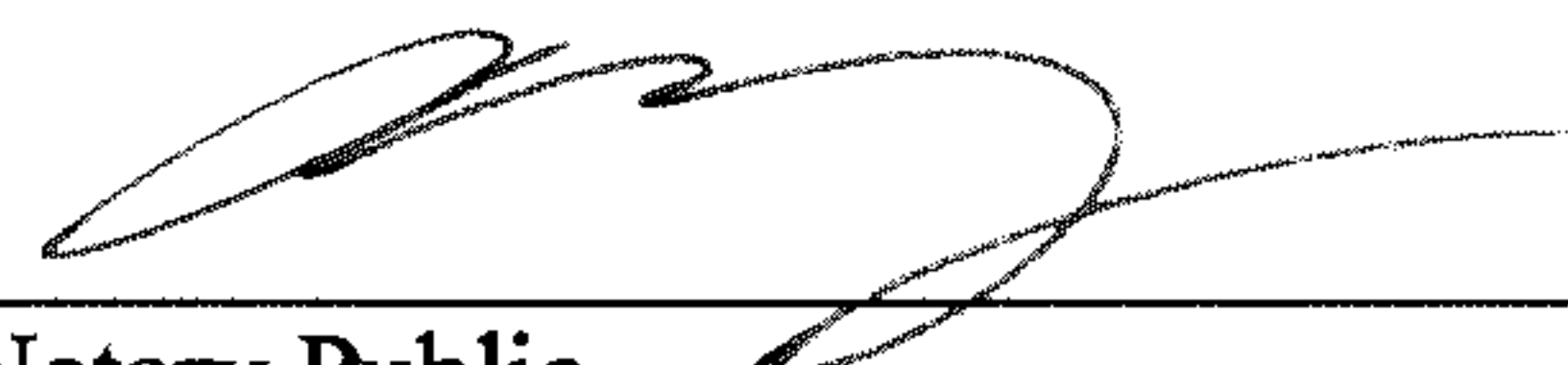

Sylvia D. Alexander

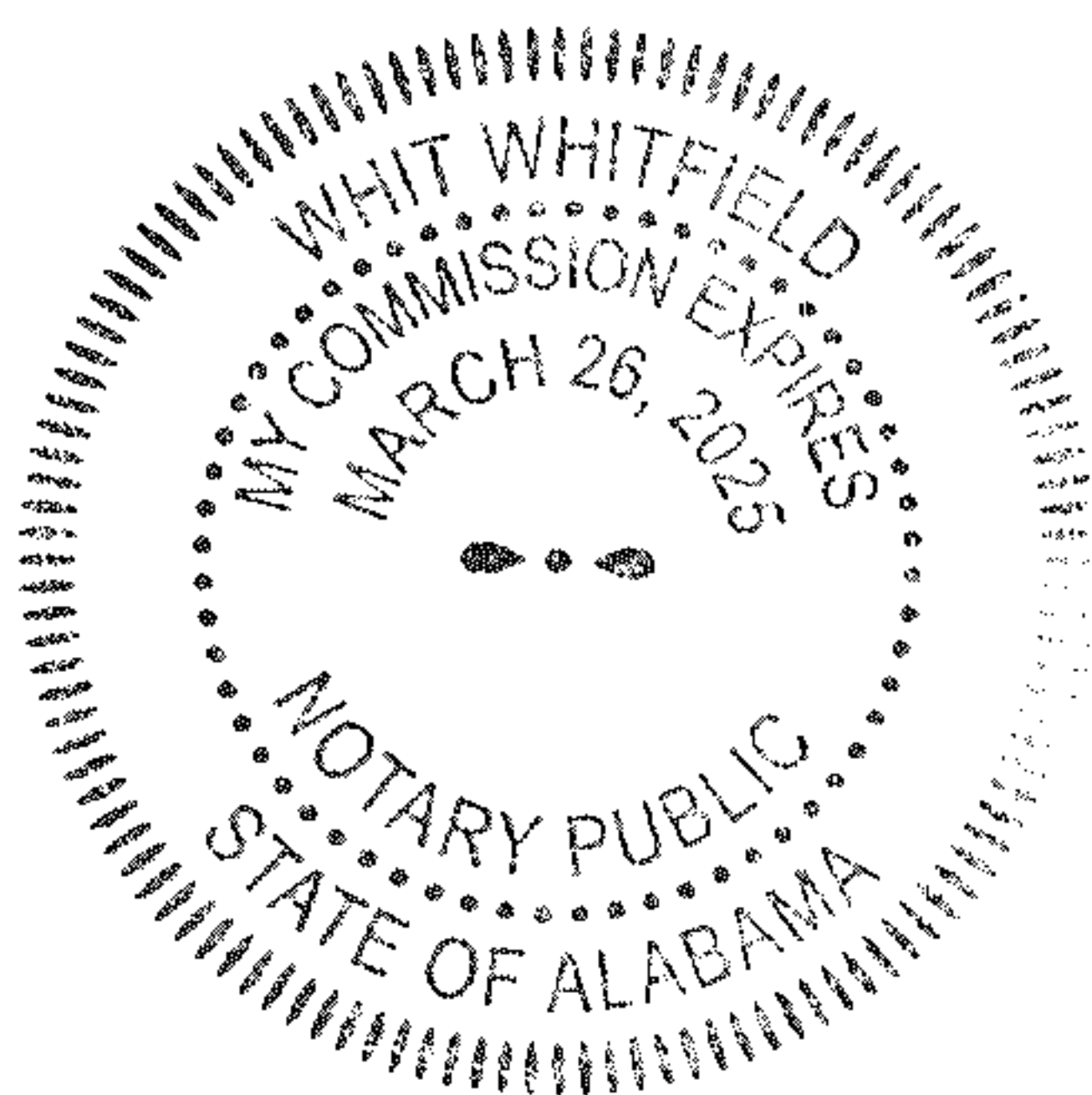

William J. Wallace

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Sylvia D. Alexander and William J. 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:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/16/2024 02:09:30 PM
 \$73.00 JOANN
 20240916000288200

Allen S. Bayal

EXHIBIT "A" **Property Description**

Closing Date: September 5, 2024
Buyer(s): Walland Properties LLC
Property Address: 801 Glaze Road, Vincent, AL 35178

PROPERTY DESCRIPTION:

The following described real estate, situated in: Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the E 1/2 of Fraction "E" Section 29, Township 19 South, Range 3 East, thence run south along the East line of said Fraction E a distance of 592.20 feet to the Northeast margin of Glaze ferry road; thence turn an angle of 5 deg. 22 min. 39 sec. to the left and run along said road a distance of 57.62 feet; thence turn an angle of 3 deg. 03 min. 02 sec. to the left and run a distance of 244.56 feet; thence turn an angle of 86 deg. 11 min. 24 sec. to the right and run a distance of 98.50 feet; thence turn an angle of 8 deg. 34 min. 22 sec. to the right and run a distance of 186.46 feet; thence turn an angle of 4 deg. 55 min. 31 sec. to the right and run a distance of 127.09 feet to the point of beginning of the property herein described; thence turn an angle of 14 deg. 44 min. 13 sec. to the right and run a distance of 194.98 feet to a point; thence turn left and run in a southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa river; thence run in a Northeasterly direction along the Coosa River a distance of 194.98 feet; thence turn left and run in a Northwesterly direction along the Southwest line of the Ada Ransom to a distance of 135 feet to the point of beginning.

Less and except the following described parcel of land:

Commence at the Northeast corner of the E 1/2 of Fraction "E", Section 29, Township 19 South, Range 3 East, thence run south along the East line of said Fraction E a distance of 592.20 feet to the Northeast margin of Glaze Ferry road thence turn an angle of 52 deg. 22 min. 39 sec. to the left and run along said Road a distance of 57.62 feet; 9 thence turn an angle of 3 deg. 03 min. 02 sec. to the left and run a distance of 244.56 feet; thence turn an angle of 86 deg. 11 min. 24 sec to the right and run a distance of 98.50 feet; thence turn an angle of 8 deg. 34 mins. 22 sec. to the right and run a distance of 186.46 feet; thence turn an angle of 4 deg. 55 min. 31 sec. to the right and run a distance of 127.09 feet; thence turn an angle of 14 deg. 44 min. 13 sec to the right and run a distance of 97.49 feet to the point of beginning thence turn left and run in a southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa River; thence run in a Northeasterly direction along the Coosa river a distance of 97.49 feet to a point; thence turn left and run in a Northwesterly direction a distance of 135 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

PROPERTY DESCRIPTION