

Send Tax Notice to:

Roger Felton and Edith Felton

1131 Navajo Trail
Alabaster, AL 35007

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: **BHM-24-6999**

STATE OF ALABAMA

COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$335,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

DEN Legacy Homes LLC, an Alabama Limited Liability Company (herein referred to as “Grantor,” whether one or more), whose mailing address is

40 Acres of Pine Road, Coventry, RI 02816

by **Roger Felton and Edith Felton** (herein referred to as “Grantee,” whether one or more), whose mailing address is

1131 Navajo Trail Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1131 Navajo Trail, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$328,932.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of September, 2024.

DEN Legacy Homes LLC, an Alabama Limited Liability Company

By: [Signature]
Sole Member Den Legacy Holdings, LLC
Damon Park, Managing Member

By: [Signature]
Erica L. Park, Managing Member

State of Rhode Island
County of Kent

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Damon Park, Managing Member and Erica L. Park, Managing Member**, of Den Legacy Holdings LLC whose name(s) as **Managing Member(s) of DEN Legacy Homes LLC, a/an Alabama corporation**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **DEN Legacy Homes LLC**, on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2024

[Signature]
Notary Public
John Boitano
Printed Name
My Commission Expires: 11-30-2024

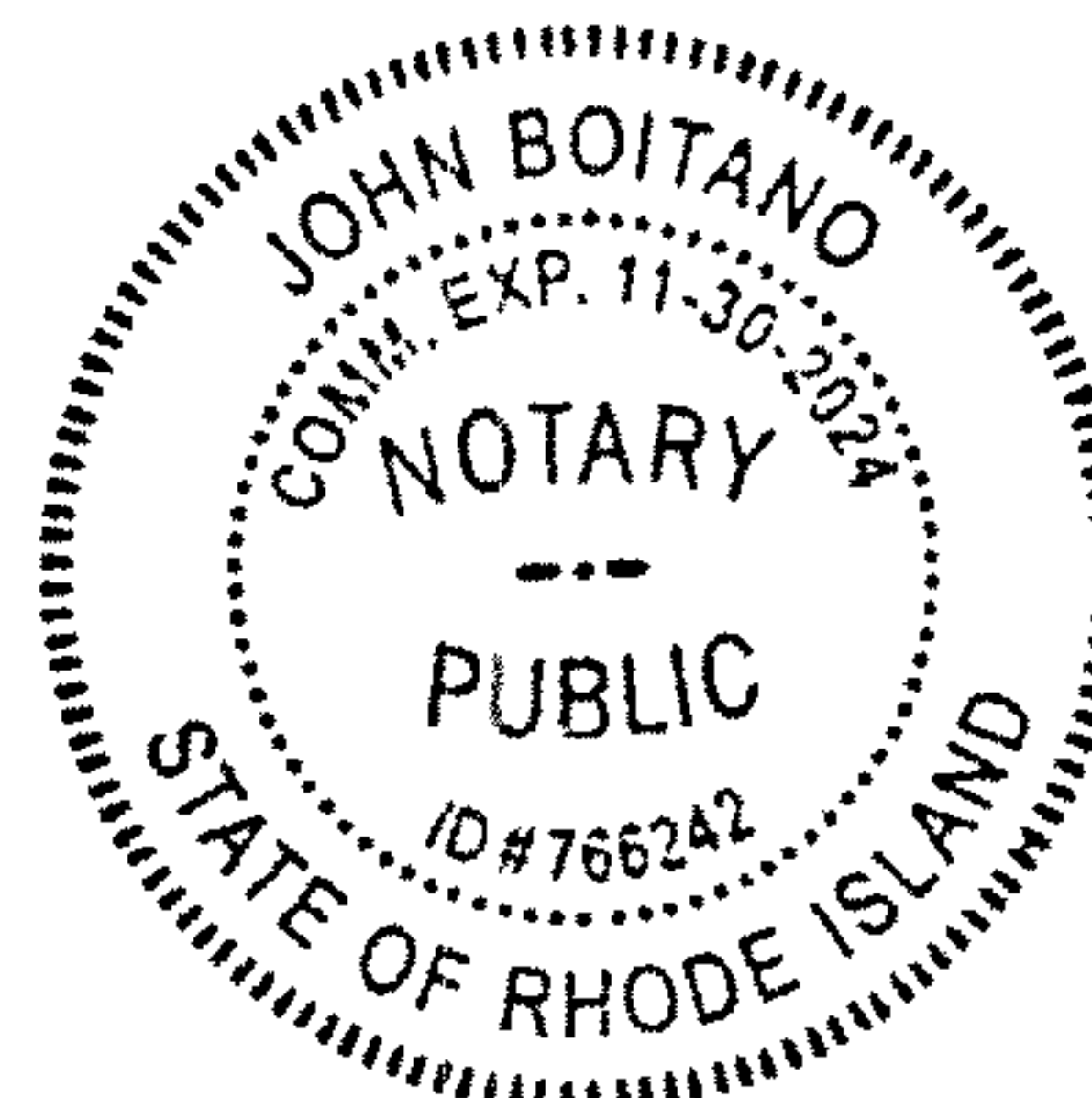
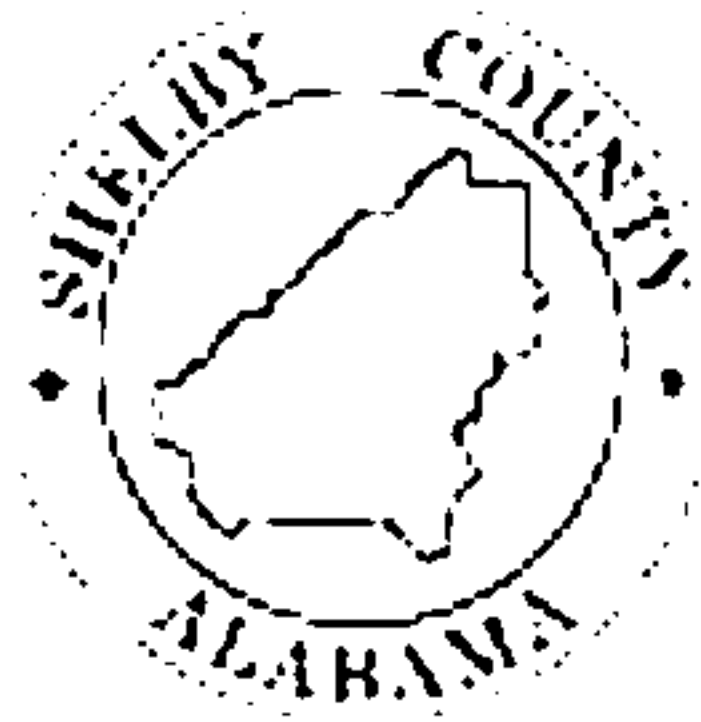


EXHIBIT A

Property 1:

Lot 11, in Block 5, according to the Survey of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2024 10:51:36 AM
\$34.50 BRITTANI
20241003000309790

Allie S. Beyle