

This Instrument was Prepared by:

Send Tax Notice To: LMAC, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-24-29852

290 Hughes Road
Columbiana, AL 35041

CORPORATION FORM WARRANTY DEED

State of Alabama) Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Woodyard LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **LMAC, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$125,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of October, 2024.

WOODYARD LLC

[Signature]
John H. "Jack" Little
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that John H. "Jack" Little as Managing Member of Woodyard 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 29th day of October, 2024.

[Signature]
Notary Public, State of Alabama

My Commission Expires: 8-19-28

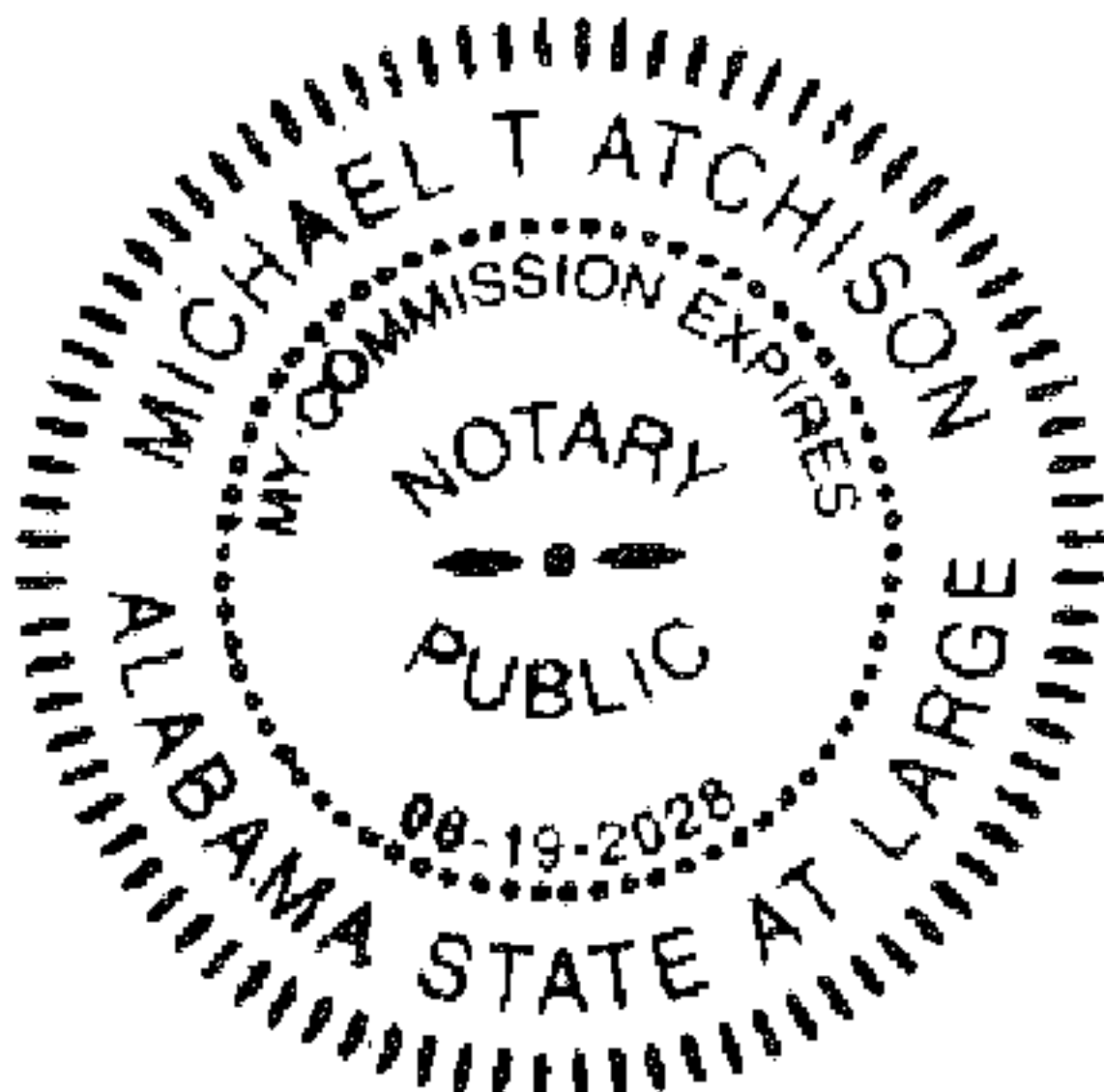


EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land lying in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama. Being more particularly described as follows:

Begin at a point on the northeasterly right of way line of the Columbiana-Joinertown Road (Depot Street) and the southeasterly line of the Southern Railway right of way and run South 78 degrees 30 minutes 00 seconds East for a distance of 438.41 feet to a point on the northwesterly right of way line of Alabama Highway 25, said point being a point on a non-tangent curve to the right having a central angle of 1 degree 33 minutes 47 seconds and a radius of 3185.22 feet; thence run along the arc of said curve and right of way line for a distance of 86.89 feet (chord bearing North 30 degrees 48 minutes 00 seconds East 86.89 feet); thence run North 06 degrees 28 minutes 32 seconds East for a distance of 340.41 feet; thence run South 53 degrees 14 minutes 26 seconds West for a distance of 543.85 feet to the point of beginning. Situated in Shelby County, Alabama.
According to the survey of Keith Vining, Ala. License #22413, dated August 7, 2002.

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

Grantor's Name	<u>Woodyard LLC</u>	Grantee's Name	<u>LMAC, LLC</u>
Mailing Address	<u>867 Valley View Rd</u> <u>Fieldman Springs AL 35124</u>	Mailing Address	<u>290 Hughes Rd</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Columbiana, AL 35051</u>	Date of Sale	<u>October 29, 2024</u>
		Total Purchase Price	<u>\$175,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 of 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 October 29, 2024

Print Woodyard LLC

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2024 08:49:54 AM
\$78.00 JOANN
20241030000338680



Form RT-1

Allen S. Bayl