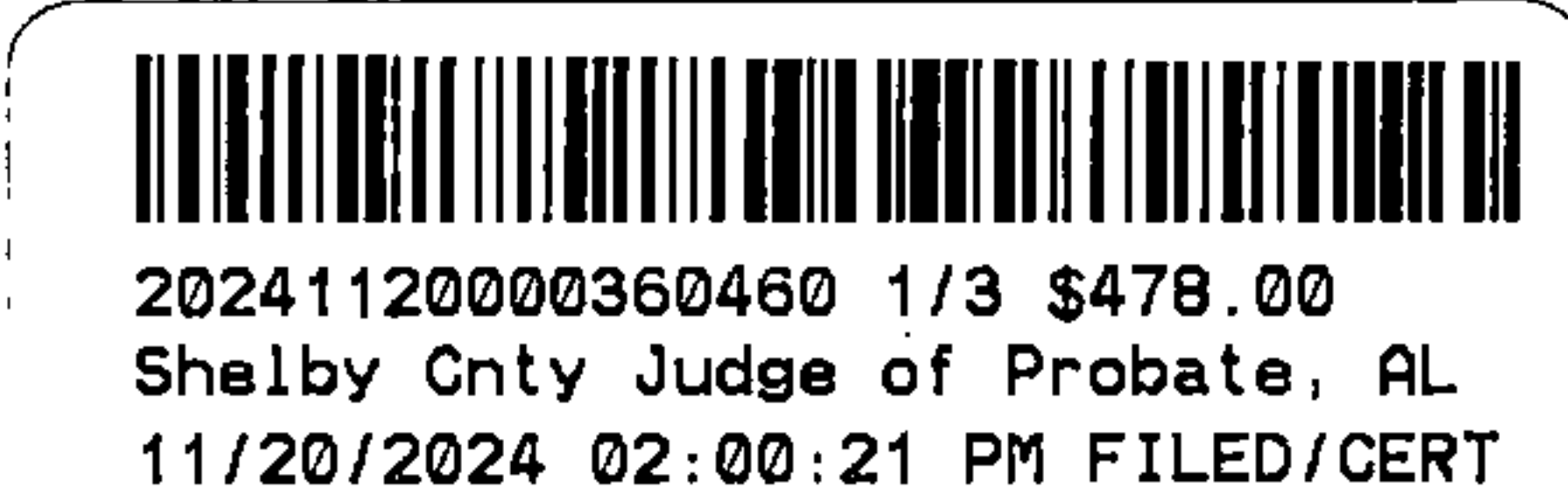


This instrument prepared by:
Morrison Honea, LLC
101 North Main Street
Columbiana, Al 35051

Send Tax Notice to:
Honea Properties, LLC
347 Highland View Drive
Birmingham, Al 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **FOUR HUNDRED AND FIFTY THOUSAND and NO/100 (\$450,000.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, Melanie Hughes, a married woman (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **Honea Properties, LLC**, an Alabama registered limited liability company (herein referred to as GRANTEE), to own in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

BEG NW COR S ½ NE ¼ E ALG N/L SD S ½ 1485 SELY 15 ELY 130NELY 125 TO RD SELY ALG RD TO LAY LAKE WLY SELY AND SLY ALG LAY LAKE TO S/L SD NE 14 W TO SW COR NE 14 N TO POB
(Includes an easement purchased with original Deed BOOK 252, Pages 915-917)

All that part of the SE¼ of the NE¼ lying West of the Coosa River and the SW¼ of the NE¼ in Section 7, Township 21, Range 2, East of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows:

Beginning at the NW corner of the SW¼ of the NE¼ of Section 7, Township 21, Range 2 East of the Huntsville Meridian; thence south 0° 58' East along the west line of said forty 1303.86 feet; thence north 87° 24' east 1946.30 feet to the 397' contour line; thence along said contour line a deflection angle to the left 141° 19' a distance of 6.45 feet; thence 31° 46' left 91.20 feet; thence 44° 26' right 33.70 feet; thence 77° 26' right 93.20 feet; thence 01° 35' left 61.00 feet; thence 34° 20' left 62.60 feet; thence 09° 48' left 98.80 feet; thence 01° 40' right 373.09 feet; thence 04° 28' left 290.84 feet; thence 03° 22' left 126.60 feet; thence 45° 57' left 82.50 feet; thence 11° 58' left 73.00 feet; thence 07° 58' right 35.50 feet; thence 22° 37' left 76.60 feet; thence 05° 25' left 65.50 feet; thence 18° 08' right 66.10 feet; thence 82° 04' right 26.80 feet; thence 53° 34' left 29.45 feet; thence 140° 35' right 56.70 feet; thence 11° 31' left 48.19 feet to the south line of the N½ of the NE¼ of Section 7, Township 21, Range 2 East of the Huntsville Meridian; thence 172° 56' left along said quarter-quarter line 1574.35 feet to the point of beginning; containing 60.00 acres, more or less.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 11/20/2024
State of Alabama
Deed Tax:\$450.00

Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights if, or if not, owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded in amendments thereto;
to include any and all subdivision easements and grants

20241120000360460 2/3 \$478.00
Shelby Cnty Judge of Probate, AL
11/20/2024 02:00:21 PM FILED/CERT

Parcel Number: 19 3 07 1 001 045.000

THIS DEED PREPARED WITHOUT EXAMINATION OF AND PROVISION OF TITLE, NOT
SURVEY and its intent is to convey all property acquired in the source deed recorded in Book 023 and
Page 168, Shelby County, Alabama Probate, whether or not correctly described above.

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and I, Melanie Hughes,
being beneficiary to said property by my deceased mother, Carolyn Crowe, estate probated, do
for ourselves and for our heirs, executors, and administrators covenant with the said Grantees,
their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are
free from all known encumbrances; that we have a good right to sell and convey the same as
aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the
same to the said Grantees, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on November ____,
2024.

Melanie C. Hughes

Melanie Hughes

State of **Alabama**

County of **SHELBY**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that
Melanie Hughes, whose name 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, she executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this 16TH day of November, 2024.

W. J. [Signature]

Notary Public

Commission expires: 8/25

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Melanie C. Hughes
Mailing Address 6005 CLUB PLACE
BIRMINGHAM, AL 35242

Grantee's Name HONEY PROPERTIES, LLC
Mailing Address 347 Highland View Dr
BIRMINGHAM, AL 35242

Property Address NO ADDRESS

Date of Sale 11/16/24
Total Purchase Price \$ 450,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20241120000360460 3/3 \$478.00
Shelby Cnty Judge of Probate, AL
11/20/2024 02:00:21 PM FILED/CERT

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 or 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 11/16/20

Print

W. Jeff Honea, Sr.

Unattested

Sign

W. Jeff Honea, Sr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1