

Send Tax Notice to:
Shelby Nicole Beam
758 Highway 54
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-9191

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$192,500.00)** 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 **IMS Properties, LLC, an Alabama Limited Liability Company** (herein referred to as “Grantor,” whether one or more), whose mailing address is

600 Shoshone Drive, Montevallo, AL 35115

by **Shelby Nicole Beam** (herein referred to as “Grantee”), whose mailing address is

758 Highway 54, Montevallo, AL 35115-7266

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **758 Highway 54, Montevallo, AL 35115-7266**, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$154,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 26th day of November, 2024.

IMS Properties, LLC, an Alabama Limited Liability Company

By: [Signature]
Michael Swords, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Swords**, whose name(s) as **Managing Member(s)** of **IMS Properties, LLC**, a/an **Alabama** limited liability company, 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 **IMS Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2024.

[Signature]
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name
My Commission Expires: 1/9/2027

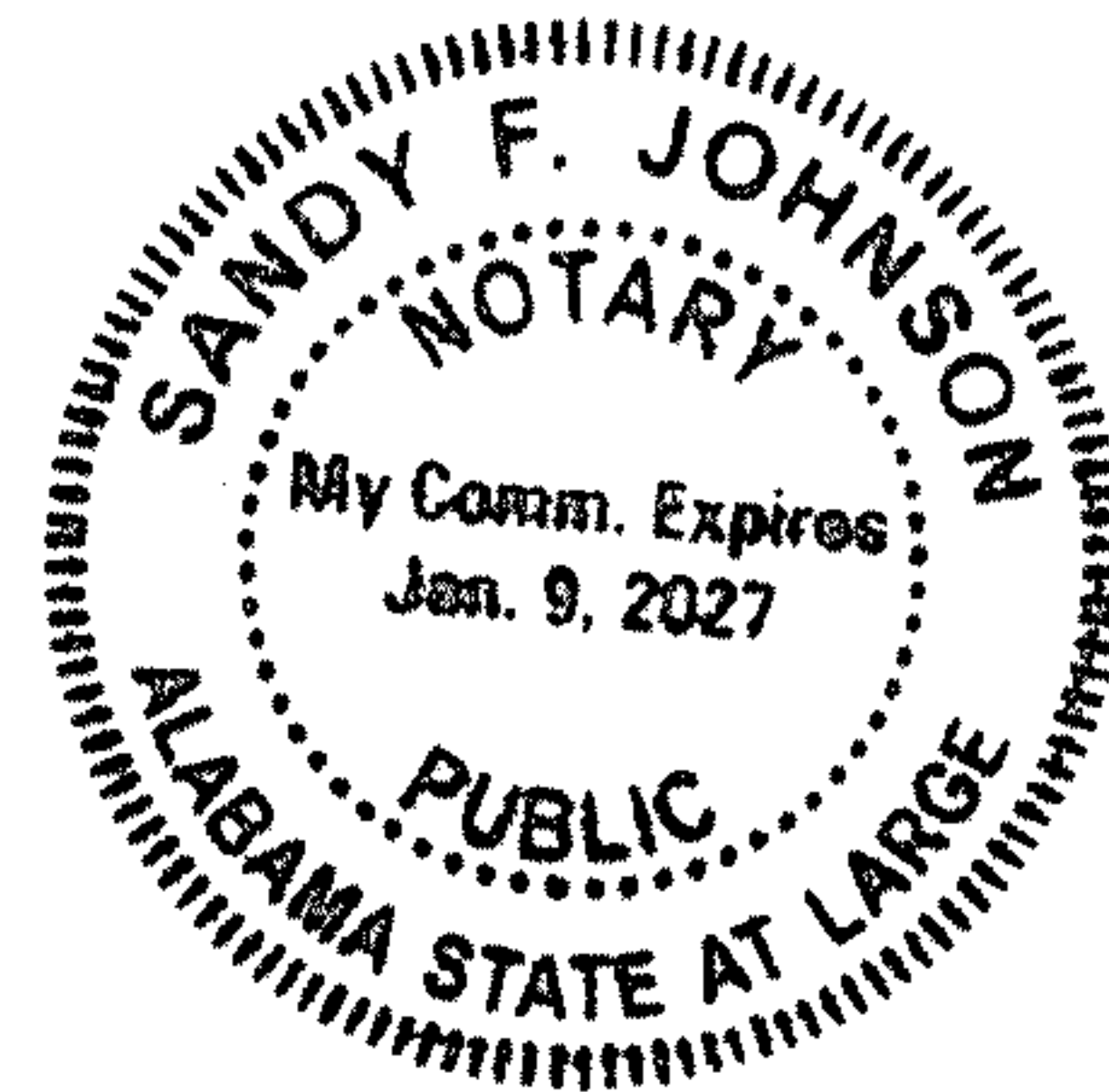
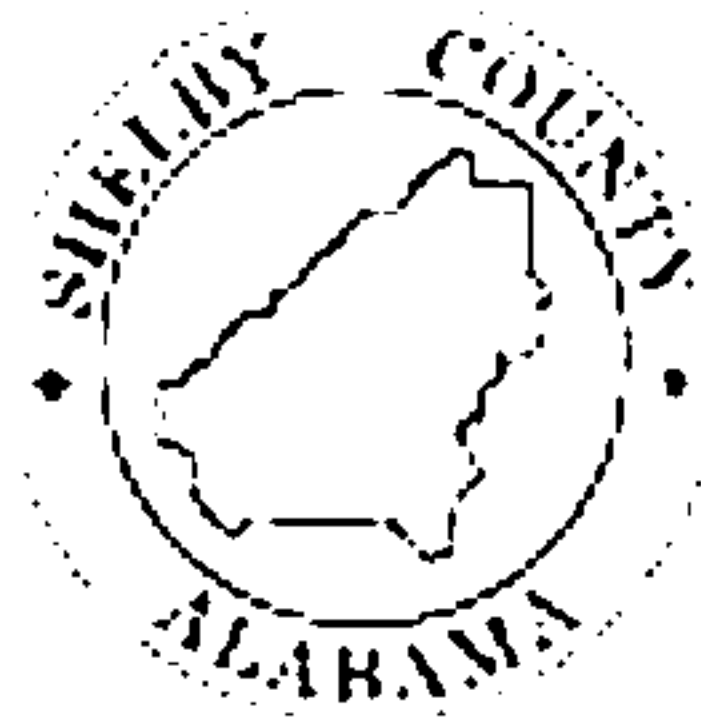


EXHIBIT A

Property 1:

Lot 2, according to the Survey of Falling Rock, as recorded in Map Book 19, Page 118, in the Probate Office Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2024 10:09:12 AM
\$66.50 BRITTANI
20241127000367710

Brittani S. Beal