This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street

Columbiana. AL 35051 File No.: MV-24-30248 Send Tax Notice To: Russell Hyde 261 Twin Onles Way
Chelie, At 75043

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 Fifty Thousand Dollars and No Cents (\$150,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Jared Properties, an Alabama Partnership, (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 Russell Hyde, (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

\$0.00 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 Partner who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the <u>araba</u> day of <u>label</u>

JARED PROPERTIES

Michael M Jared Partner

State of Alabama

County of Shelby

I, my Manufactured, said, a Notary Public in and for said County in said State, hereby certify that Michael M. Jared as Partner of Jared Properties, an Alabama Partnership 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 $\frac{g}{\sqrt{4}}$ day of $\frac{2c_{-}}{\sqrt{2}}$

Notary Public, State of Alabama

My Commission Expires: 6-19

EXHIBIT "A" LEGAL DESCRIPTION

Lots 2 & 4, according to the Survey of Yellowleaf Plateau, as recorded in Map Book 34, Page 46, Probate Office, Shelby County, Alabama.

and

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Commence at the SW corner of the NE ¼ of the NW ¼ of said Section 34, Township 19 South, Range 1 West; thence N00°07'39"W, a distance of 401.27' to the POINT OF BEGINNING; thence N71°38'24"E, a distance of 231.80'; thence S80°37'46"E, a distance of 92.45'; thence N20°02'10"E, a distance of 75.43'; thence N81°06'35"E, a distance of 228.95'; thence S72°34'00"E, a distance of 117.76'; thence S26° 16'07"E, a distance of 79.20' to a point, said point being the

beginning of a curve to the left, having a radius of 55.00', a central angle of 89°28'14", and subtended by a chord which bears \$28°15'09"E, and a chord distance of 77.42'; thence along the arc of said curve, a distance of 85.89'; thence \$12°33'41"E, a distance of 36.23'; thence \$12°42'26"W, a distance of 135.07'; thence \$13'51"W, a distance of 197.91'; thence \$12°00"W, a distance of 114.97'; thence \$14.97'; th

Also and including the following described easement:

Easement 1 – as shown on a plat completed by Robert C. Farmer, Registered Surveyor, dated February 9, 1999, described therein as follows: A 25 foot wide strip of land for ingress and egress beginning at the most northerly

corner of Lot 21, Twin Oaks Subdivision, as recorded in Map Book 22, Page 108, in the Office of the Judge of Probate, Shelby County, Alabama, thence N43°00'43"W a distance of 101.81' to the Point of Beginning; thence continue along last described course a distance of 118.83'; thence S21°33'41"W a distance of 27.68'; thence S43°00'43"E a distance of 106.94'; thence N46° 59'17"E a distance of 25.00' to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Jared Properties	Grantee's Nam	ie Russell Hyde
	245 Bream Cove Road	Mailing Addres	SS 261 Tavin Onles Won
	Columbiana, AL 35051		. Chalee, MC 5047
Property Address	44 Weldon Dr.	Date of Sa	le December 09, 2024
	Chelsea, AL 35043	Total Purchase Price	
		 Or	
		Actual Valu	l e
		or Assessor's Market Valu	ie
The purchase price one) (Recordation Bill of Sale Sales Cor Closing Sales	of documentary evidence is not requestrated of the second	can be verified in the follo ired) Appraisal Other	wing documentary evidence: (check
If the conveyance of this form is not r		ontains all of the required	information referenced above, the filing
——————————————————————————————————————	In	structions	
Grantor's name an current mailing add		of the person or persons	conveying interest to property and their
Grantee's name an conveyed.	ed mailing address - provide the name	e of the person or persons	to whom interest to property is being
Property address -	the physical address of the property	being conveyed, if availab	e.
Date of Sale - the	date on which interest to the property	was conveyed.	
Total purchase price the instrument offer	·	hase of the property, both i	real and personal, being conveyed by
	red for record. This may be evidence	• • • • • • • • • • • • • • • • • • • •	eal and personal, being conveyed by ed by a licensed appraiser of the
valuation, of the pro-		cial charged with the respo	air market value, excluding current use insibility of valuing property for property (labama 1975 § 40-22-1 (h).
•	•		is document is true and accurate. I imposition of the penalty indicated in
Date <u>December 06</u>	5, 2024	Print Jared Proper	ties
Unattested	•	Sign	
—	(verified by)	(Granto	r/Grantee/Owner/Agent) circle one
CON	iled and Recorded fficial Public Records Idge of Probate, Shelby County Alabama	ı, County	
\mathbf{SI}	lerk ielby County, AL 2/10/2024 08:01:30 AM		Form RT-1

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