

This Instrument was Prepared by:

Send Tax Notice To: Russell Hyde

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-24-30248

261 Twin Oaks Way
Chelsey, AL 35043

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 9th day of Dec, 2024.

JARED PROPERTIES

Michael M Jared
Partner

State of Alabama
County of Shelby

I, Michael T. Atchison, 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 9th day of Dec, 2024.

Notary Public, State of Alabama

My Commission Expires: 6-19-28

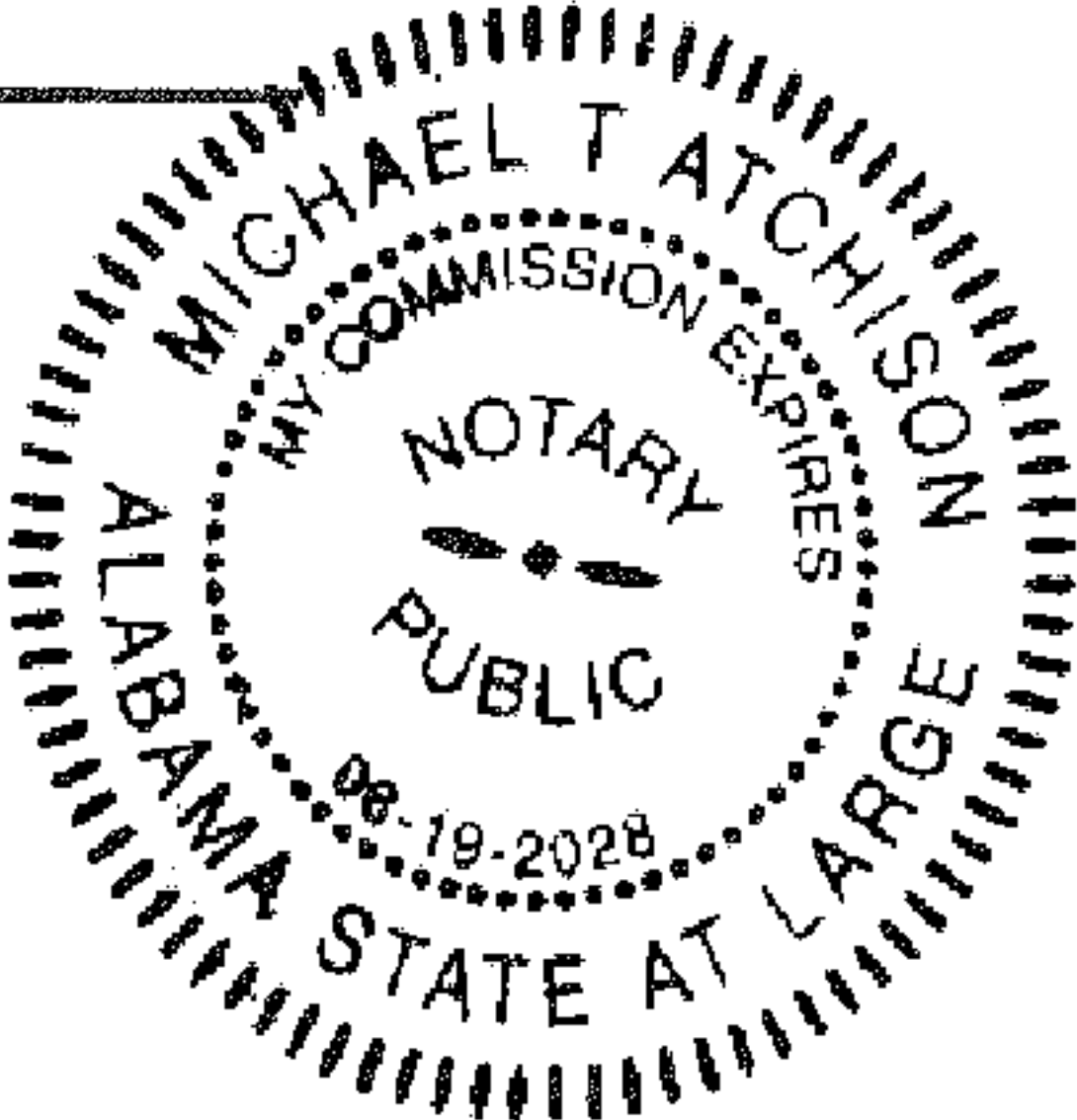


EXHIBIT "A"
LEGAL DESCRIPTION

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

and

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 S28°15'09"E, and a chord distance of 77.42'; thence along the arc of said curve, a distance of 85.89'; thence N21°33'41"E, a distance of 36.23'; thence N28°42'26"W, a distance of 135.07'; thence N16°13'51"W, a distance of 197.91'; thence N67°58'20"W, a distance of 114.97'; thence N35°40'23"W, a distance of 104.38'; thence N00°10'20"W, a distance of 592.36'; thence S50°28'21"W, a distance of 283.46'; thence S51°53'59"W, a distance of 171.33'; thence S57°48'55"W, a distance of 133.97'; thence S54°06'23"W, a distance of 178.84'; thence S12°19'35"E, a distance of 428.35'; thence S62°18'07"E, a distance of 119.89'; thence S51°21'39"E, a distance of 93.89'; thence N59°24'44"E, a distance of 398.70'; thence S00°16'39"W, a distance of 32.20' to the POINT OF BEGINNING.

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.

