

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Fourth Floyd LLC
1223 South Brundidge Street
Troy, AL 36081

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SEVENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$77,000.00)**, and other good and valuable consideration in hand paid to Elizabeth Bowen and Simon Wesley Bowen, III, wife and husband (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, by the Fourth Floyd LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 21, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found (.H. King, Jr), representing the Southwest corner of said quarter-quarter section; thence run N 00 degrees 44 minutes 22 seconds East along the West line of said quarter- quarter section for a distance of 661.49 feet to a 5/8" rebar set (Clinkscals) at the intersection with the West boundary of the NE 1/4 of the NW 1/4 and the Southwest right of way line of Shelby County Highway Number 109; thence run South 33 degrees 12 minutes 01 seconds East along said right of way for 216.94 feet to a 5/8" rebar set (Clinkscals), said point being on a curve to the right having a central angle of 06 degrees 06 minutes 42 seconds and a radius of 2199.54 feet; thence turn an angle to the right to the chord of said curve of 02 degrees 30 minutes 00 seconds and run in a Southeasterly direction along the arc of curve and also along said Southwest right of way line for a distance of 234.62 feet to a 5/8" rebar set (Clinkscals); thence turn an angle from the chord of last stated curve to the right of 02 degrees 52 minutes 08 seconds and run South 27 degrees 49 minutes 53 seconds East along said chord and right of way for a chord distance of 265.28 feet to 5/8" rebar set (Clinkscals); thence run South 24 degrees 49 minutes 01 seconds East along said right of way for a distance of 59.03 feet to a 5/8" rebar found at the intersection of said Shelby County Highway Number 109 right of way and the South boundary of said NE 1/4 of the NW 1/4; thence leaving said-right of way line run North 88 degrees 33 minutes 17 seconds West along the South boundary of said quarter -quarter-section for a distance of 395.85 feet to the point of beginning.

Property Address: 1271 County Road 109, # 1300, Wilsonville, AL 35186

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in

connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

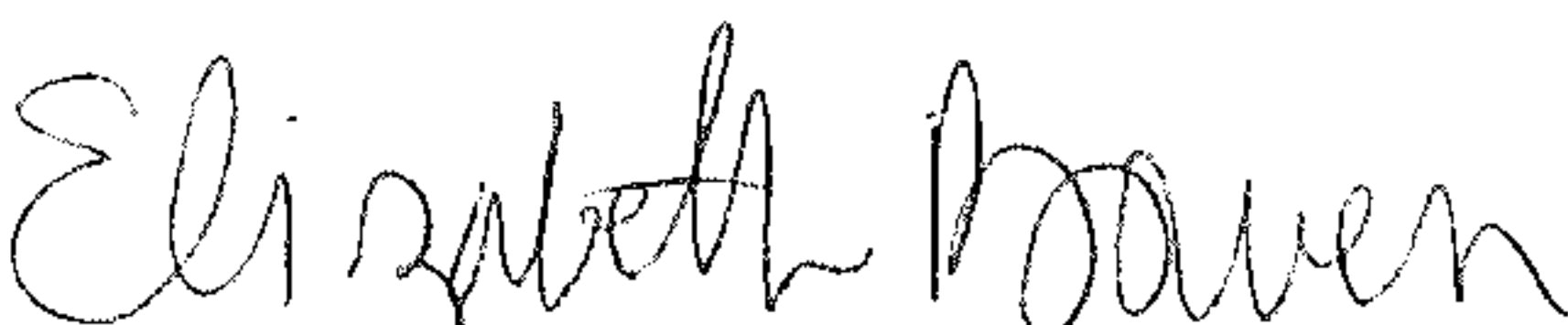
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

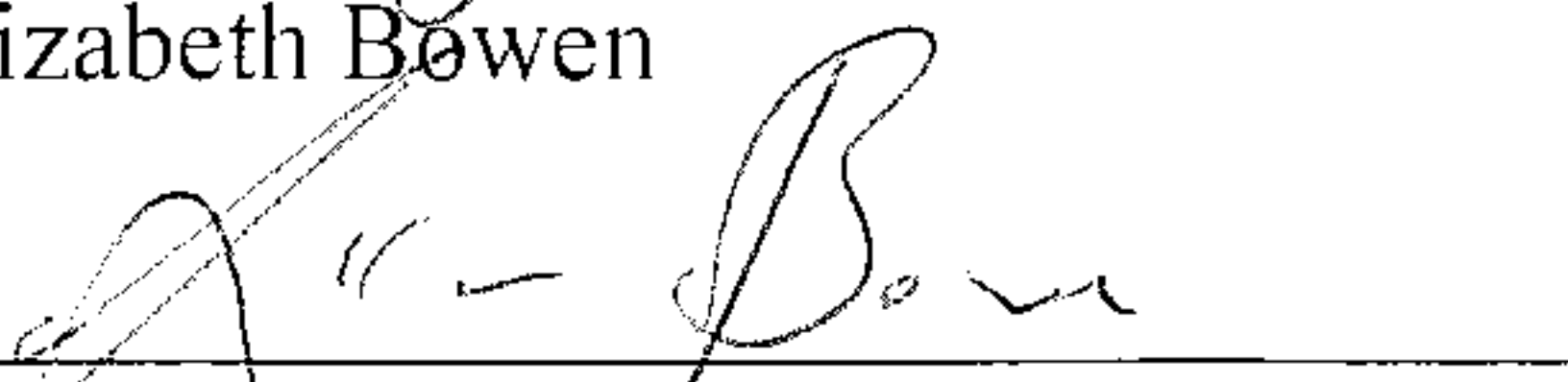
\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the **13th day of December, 2024**

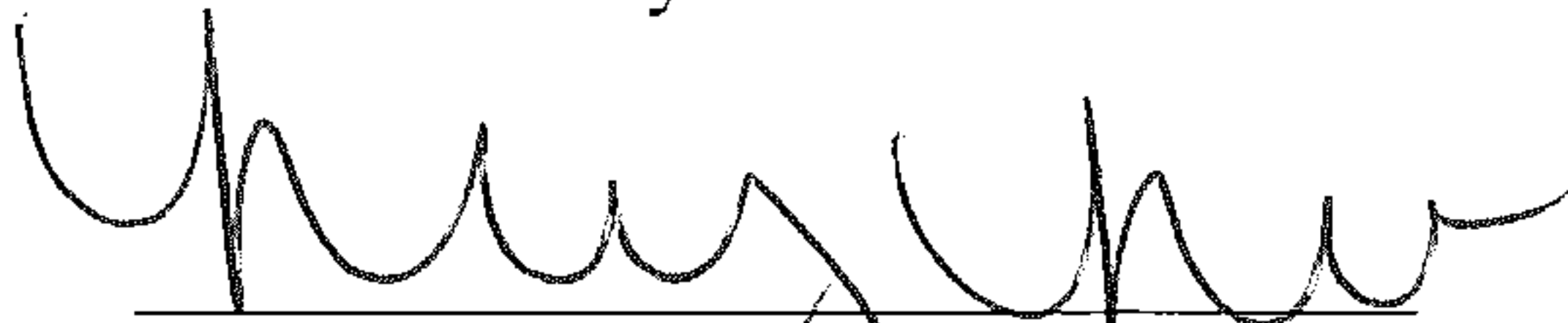

Elizabeth Bowen

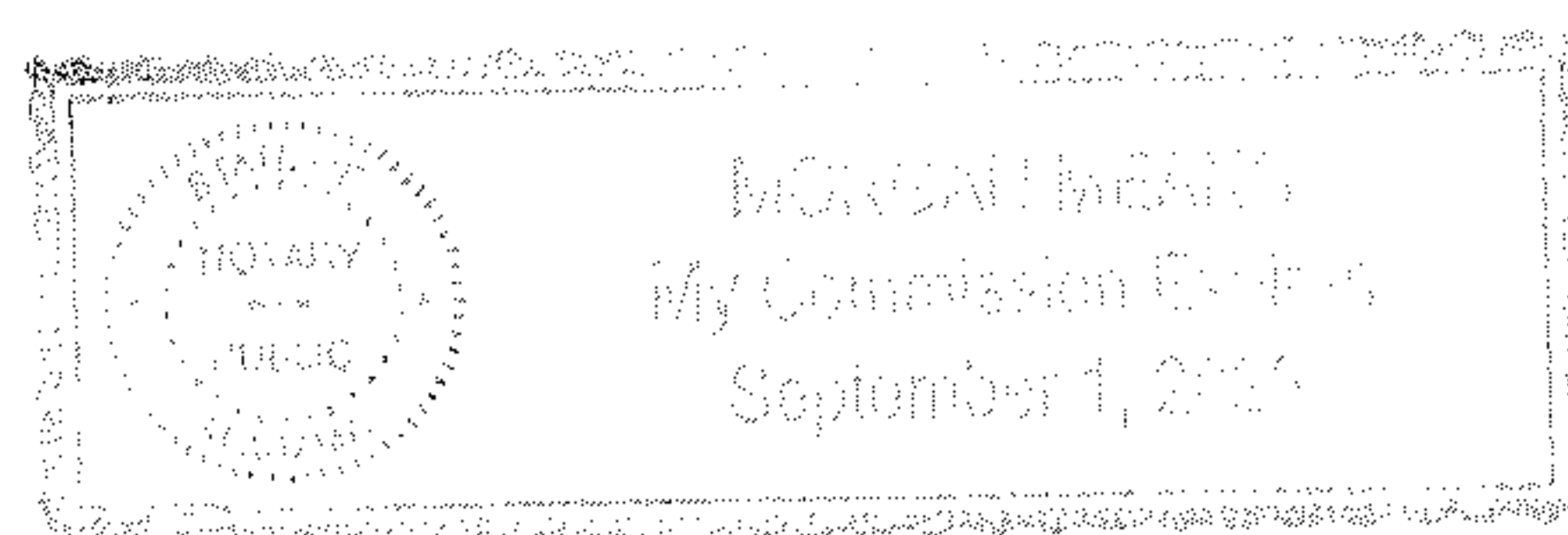

Simon Bowen

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Elizabeth Bowen, and Simon Bowen whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2024.


Notary Public
My Commission Expires: 9/1/26



Allin S. Beryl