

Send Tax Notice to:
Kenneth M. Crouse
27389 East Beach Blvd.
Orange Beach, AL 36561

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-23-7252

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED SEVENTY FIVE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$575,250.00) 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 Walker Family Holdings LTD (herein referred to as "Grantor," whether one or more), whose mailing address is

6969 Gadsden Highway, Trussville, Alabama 35173

by Kenneth M. Crouse (herein referred to as "Grantee," whether one or more), whose mailing address is

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, ~~as joint tenants with right of survivorship~~, the following described real property, which has a mailing address of 65 +/- Acres Shelby County Hwy 49, Chelsea, AL 35043, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

GRANTOR RESERVES THE RIGHT TO EXTEND THE PUBLIC WATERLINE LOCATED ON SHELBY COUNTY HWY 49 ONTO THE SUBJECT PROPERTY.

\$400,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

THIS IS NOT THE HOMEPLACE OF THE GRANTOR.

TO HAVE AND TO HOLD to said Grantee, ~~as joint tenants with right of survivorship~~, 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(s), 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(s), his/her heirs and assigns forever, against the lawful claims of all persons.

*This Deed is re-recorded to remove Joint Tenants with Right of Survivorship verbiage

20230303000060080 03/03/2023 01:49:14 PM DEEDS 2/3

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2 day of March, 2023.

Walker Family Holdings LTD

By: John Guy Walker
John Guy Walker, General Partner

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Guy Walker, General Partner, whose name(s) as General Partner(s) of Walker Family Holdings LTD, a/an _____ corporation, 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 Walker Family Holdings LTD, on the day the same bears date.

Given under my hand and official seal this 2 day of March, 2023.

Shami S. Malone
Notary Public

Printed Name

My Commission Expires:

11-3-2024

SHAMI S. MALONE
Notary Public, Alabama State at Large
My Commission Expires Nov 3, 2024

20230303000060080 03/03/2023 01:49:14 PM DEEDS 3/3

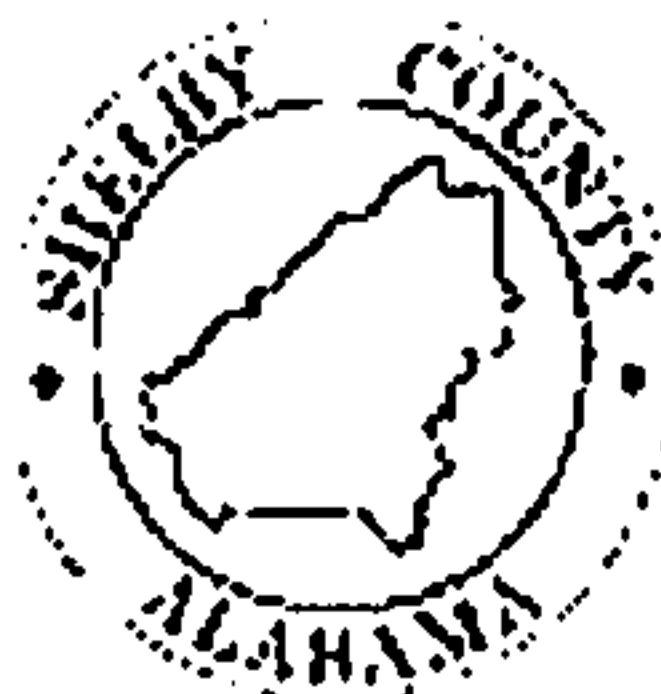
EXHIBIT A

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°44'01"W a distance of 100.08' to the POINT OF BEGINNING; thence continue N0°44'01"W a distance of 1124.92'; thence S88°24'50"E a distance of 2480.92' to the Westerly R.O.W. line of Shelby County Highway 49; thence S04°35'50"E and along said R.O.W. line a distance of 1130.58"; thence N88°24'50"W and leaving said R.O.W. line a distance of 2557.16' to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2024 08:16:28 AM
\$29.00 BRITTANI
20241230000395510

Allie S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2023 01:49:14 PM
\$203.50 JOANN
20230303000060080

Allie S. Bayl