

SEND TAX NOTICE TO:
Terry White and Anita White
2070 Sun Valley Rd
Hapersville, AL 35078

This instrument prepared by:
Whit W. Whitfield
The Law Offices of Whit W.
Whitfield, LLC
600 Beacon Pkwy W, Ste 450
Birmingham, Alabama 35209

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of NINETY THOUSAND AND 00/100 (\$90,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Walland Properties LLC**, a/an **Alabama Limited Liability Company** whose address is PO Box 91242, Mobile, AL 36691, (hereinafter "Grantor", whether one or more), by **Terry White and Anita White** as joint tenants with right of survivorship (hereinafter "Grantee", whether one or more), whose address is 2070 Sun Valley Rd, Hapersville, AL 35078, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Terry White, and Anita White** the following described real estate situated in Shelby County, Alabama, the address of which is **801 Glaze Road, Vincent, AL 35178**, to-wit:

Commence at the Northeast corner of the East 1/2 of Fraction "E" Section 29, Township 19 South, Range 3 East, thence run South along the East line of said Fraction E, a distance of 592.20 feet to the Northeast Margin of Glaze Ferry Road; thence turn an angle of 5 degrees 22 minutes 39 seconds to the left and run along said road a distance of 57.62 feet; thence turn an angle of 3 degrees 03 minutes 02 seconds to the left and run a distance of 244.56 feet; thence turn an angle of 86 degrees 11 minutes 24 seconds to the right and run a distance of 98.50 feet; thence turn an angle of 8 degrees 34 minutes 22 seconds to the right and run a distance of 186.46 feet; thence turn an angle of 4 degrees 55 minutes 31 seconds to the right and run a distance of 127.09 feet to the Point of Beginning of the property herein described; thence turn an angle of 14 degrees 44 minutes 13 seconds to the right and run a distance of 194.98 feet to a point; thence turn left and run in a Southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa River; thence run in a Northeasterly direction along the Coosa River a distance of 194.98 feet; thence turn left and run in a Northwesterly direction along the Southwest line of the Ada Ransom to a distance of 135 feet to the Point of Beginning.

LESS AND EXCEPT the following described parcel of land:

Commence at the Northeast corner of the East 1/2 of Fraction "E", Section 29, Township 19 South, Range 3 East, thence run South along the East line of said Fraction E, a distance of 592.20 feet to the Northeast Margin of Glaze Ferry Road thence turn an angle of 52 degrees 22 minutes 39 seconds to the left and run along said road a distance of 57.62 feet; 9 thence turn an angle of 3 degrees 03 minutes 02 seconds to the left and run a distance of 244.56 feet; thence turn an angle of 86 degrees 11 minutes 24 seconds to the right and run a distance of 98.50 feet; thence turn an angle of 8 degrees 34 minutes 22 seconds to the right and run a distance of 186.46 feet; thence turn an angle of 4 degrees 55 minutes 31 seconds to the right and run a distance of 127.09 feet; thence turn

an angle of 14 degrees 44 minutes 13 seconds to the right and run a distance of 97.49 feet to the Point of Beginning thence turn left and run in a Southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa River; thence run in a Northeasterly direction along the Coosa River a distance of 97.49 feet to a point; thence turn left and run in a Northwesterly direction a distance of 135 feet, more or less, to the Point of Beginning, being situated in Shelby County, Alabama.

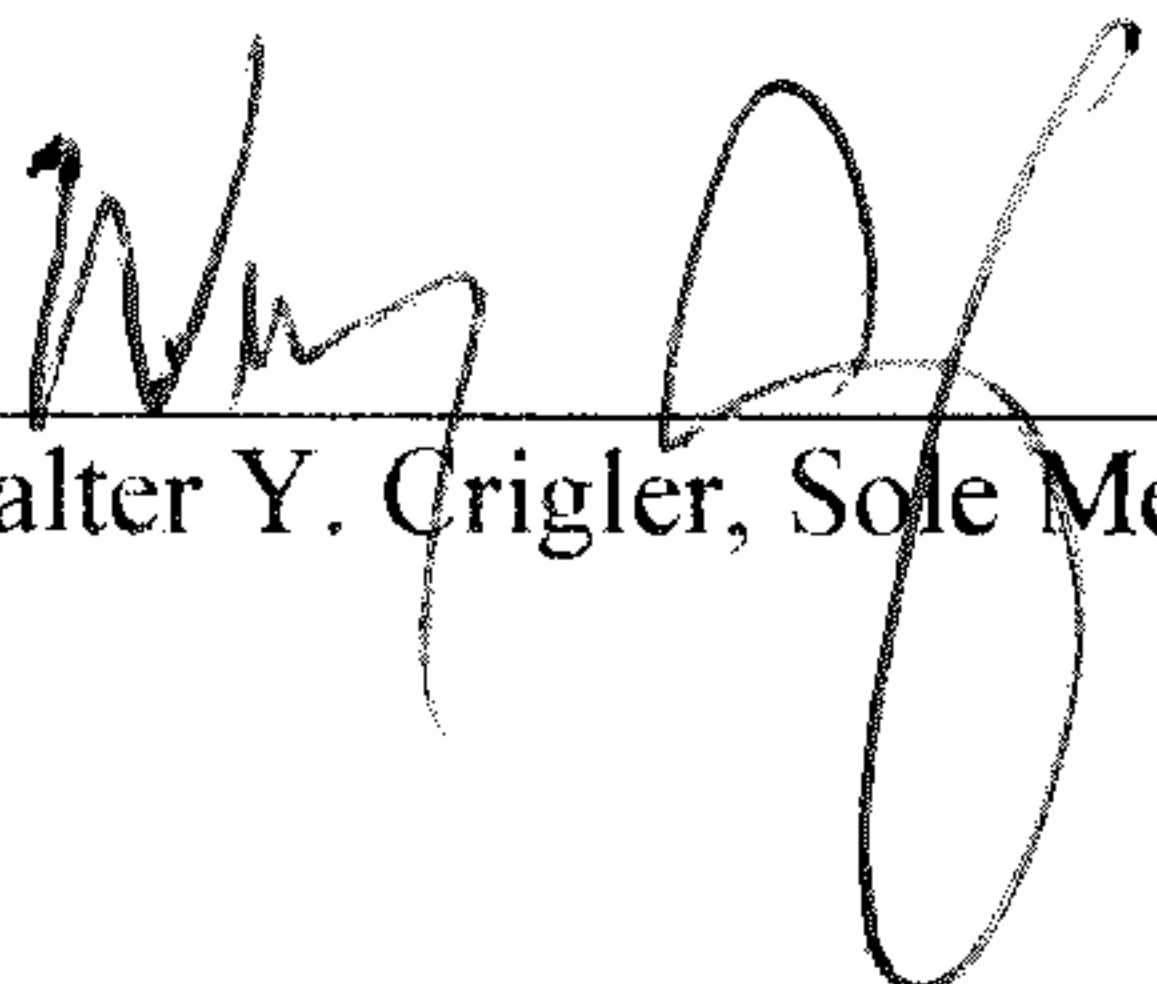
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and if such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Walland Properties LLC, by Walter Y. Crigler, Sole Member who is authorized to execute this conveyance, has caused this conveyance to be executed on this 16 day of December, 2024.

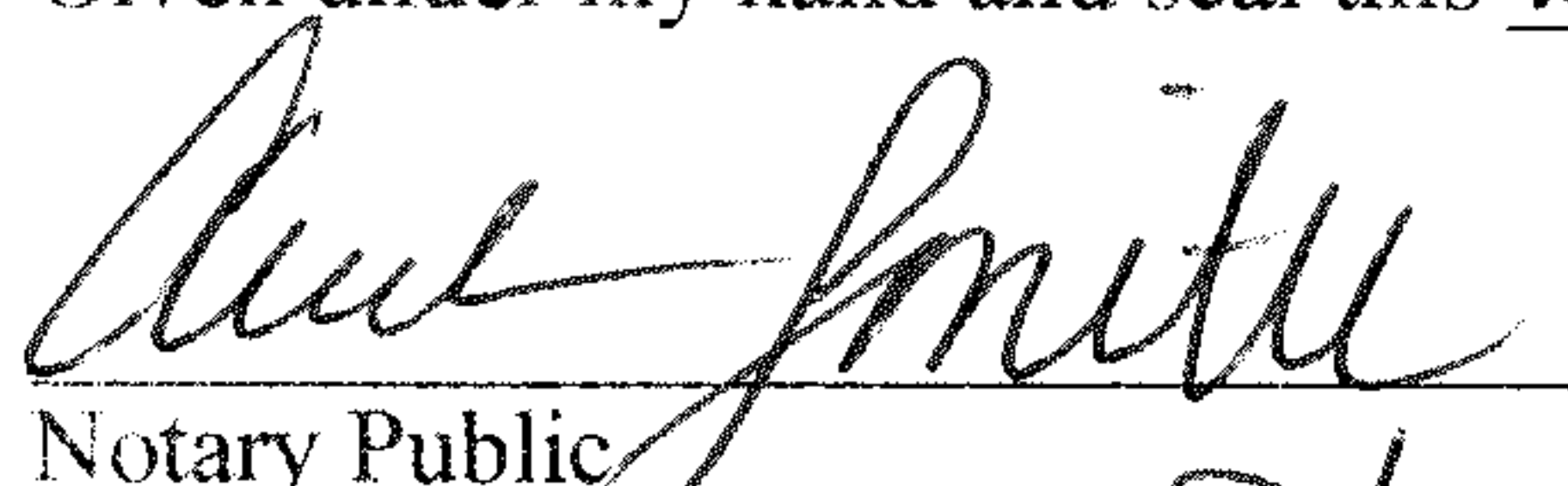
Walland Properties LLC, an Alabama Limited Liability Company

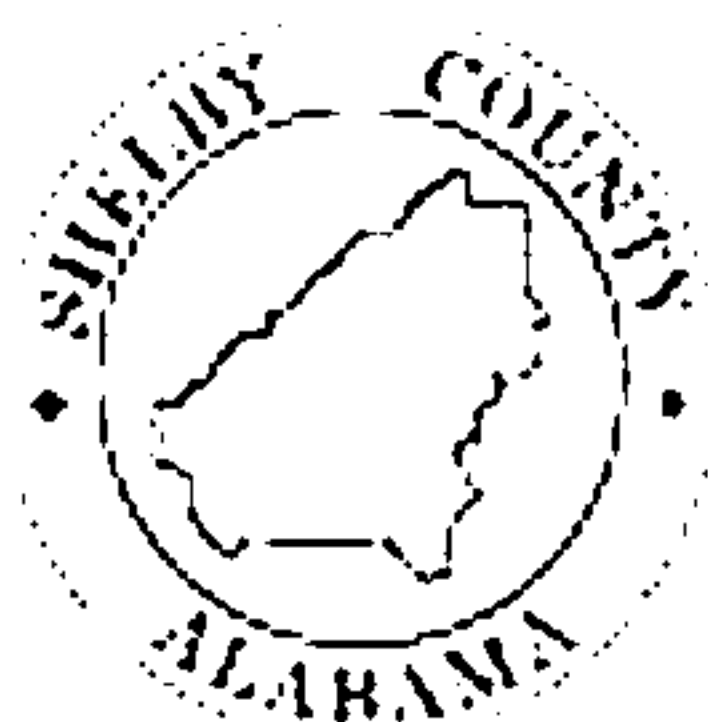
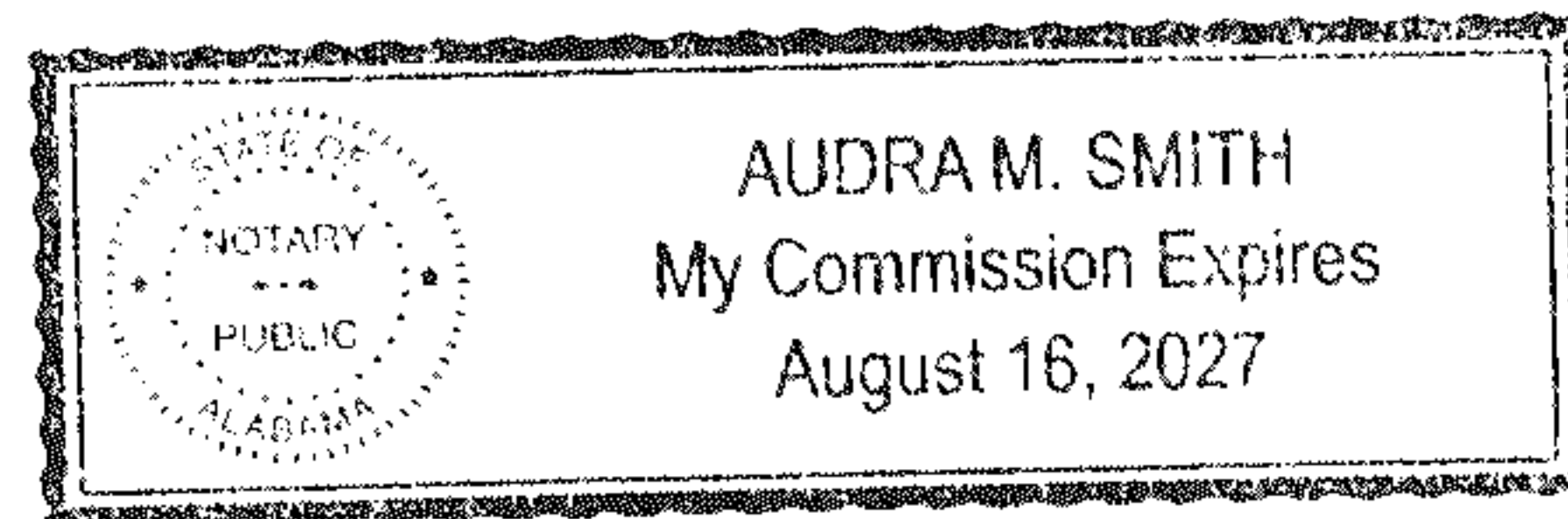
By: 
Walter Y. Crigler, Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Audra Smith a Notary Public, in and for said County in said State, hereby certify that Walter Y. Crigler, Sole Member of Walland Properties LLC whose name as Sole Member of Walland Properties LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 16 day of December, 2024.


Notary Public
My Commission Expires: 8/16/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2025 10:20:58 AM
\$118.00 JOANN
20250114000012870

