

Send Tax Notice to:
Walker Family Holdings LTD
6969 Gadsden Highway
Trussville, AL 35173

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

File: TVL-25-447

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVEN HUNDRED THOUSAND AND 00/100 (\$700,000.00)** 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

Chad Lightsey and Karen Lightsey, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

935 Signal Valley Trail, Chelsea, AL 35043

by **Walker Family Holdings LTD (herein referred to as "Grantee"),** whose mailing address is

6969 Gadsden Highway, Trussville, AL 35173

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **90 +/- Acres**

Wilsonville, Wilsonville, AL 35186,
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, 2025 AND THEREAFTER.

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


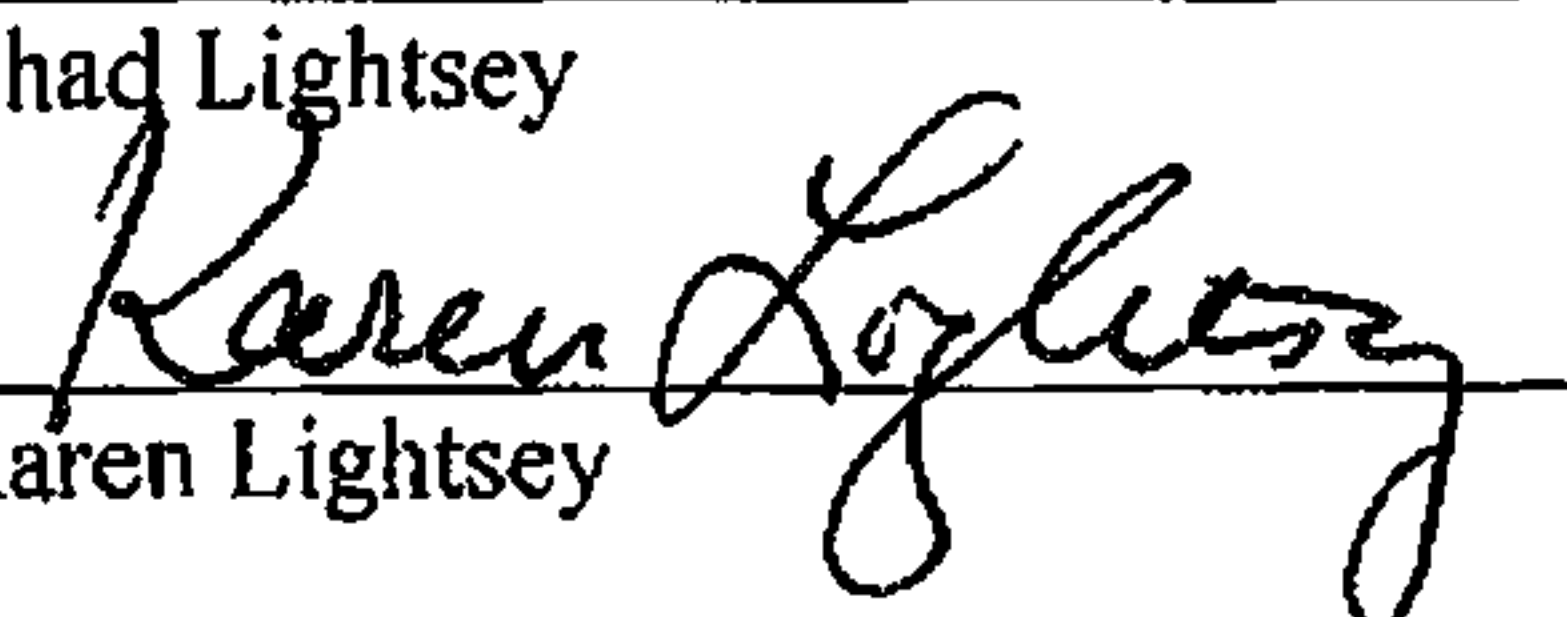
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

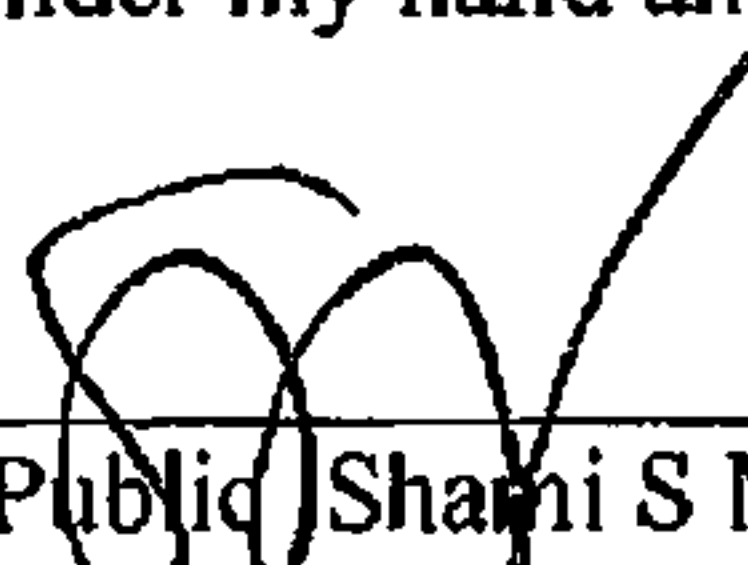
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31st day of January, 2025.


Chad Lightsey

Karen Lightsey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Chad Lightsey and Karen Lightsey whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.


Notary Public Shami S. Malone
My Commission Expires: 11/3/2028

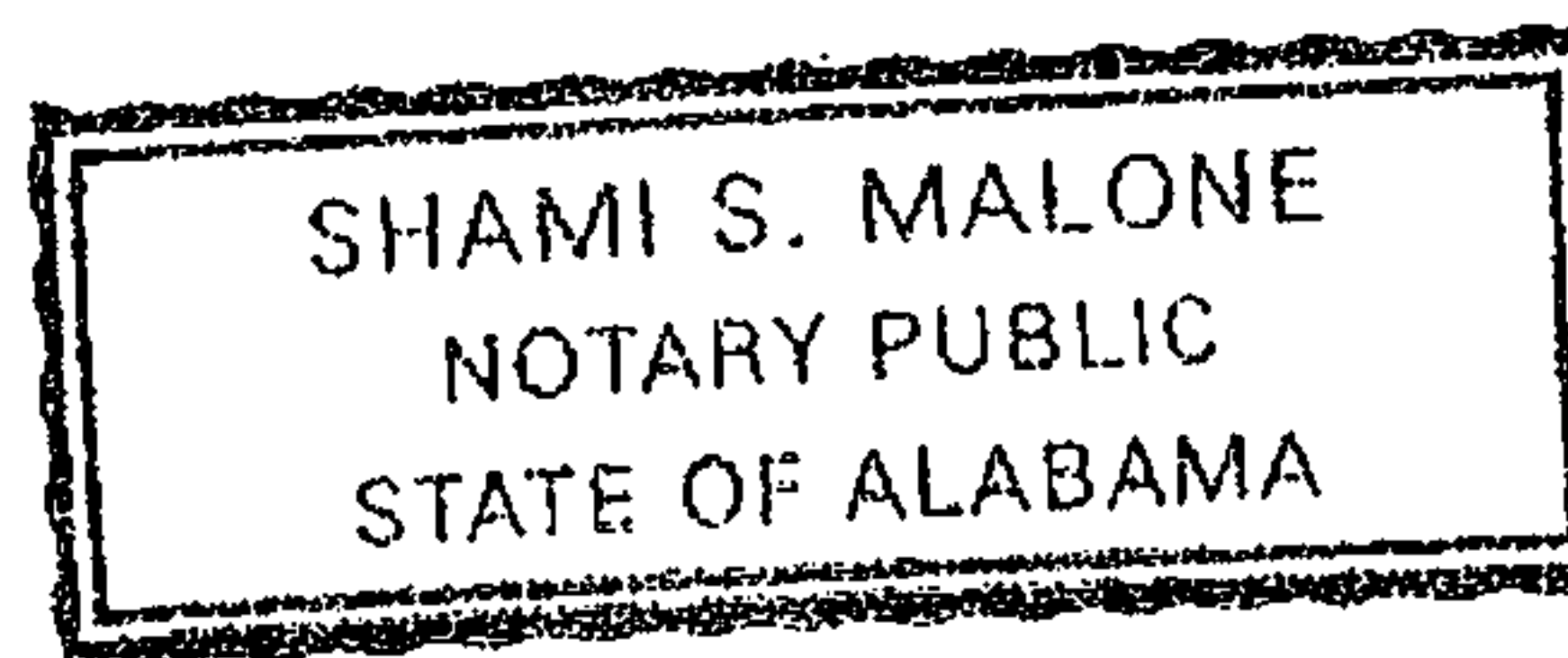


EXHIBIT A**Property 1:**

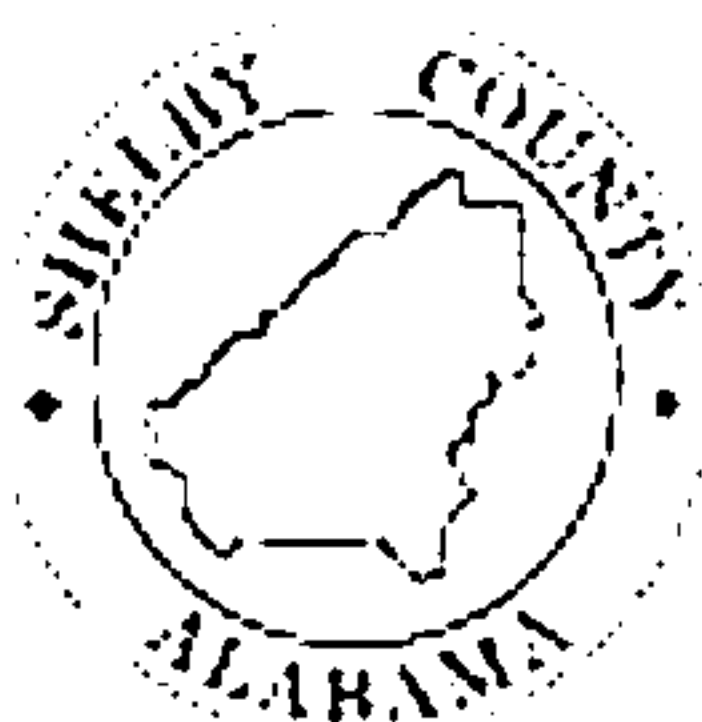
The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northwest one-fourth of Section 29, Township 20 South, Range 3 East, Shelby County, Alabama and contains 90.74 acres.

PARCEL NO. 1A: Commence at a 1 1/2" pipe in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 20 South, Range 3 East, Shelby County, Alabama; thence proceed North 00° 16' 42" West along the West boundary of said quarter-quarter section for a distance of 886.09 feet to a point on 398 contour of Yellow Leaf Creek (set 1/2" rebar CA-0114-LS); thence continue North 00° 16' 42" West along the West boundary of said quarter-quarter section for a distance of 90.59 feet to a point on 398 contour of Yellow Leaf Creek (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point thence leaving the 398 contour of said Yellow Leaf Creek continue North 00° 16' 42" West along the West boundary of said quarter-quarter section for a distance of 298.74 feet to a capped rebar in place said point being located on the 398 contour of said creek; thence proceed Northeasterly, Southeasterly and Southwesterly along the 398 contour and along the bank of Yellow Leaf Creek the following bearings and distances: thence proceed South 68° 39' 49" East for a distance of 92.75 feet; South 49° 00' 01" East, 50.00 feet; South 18° 06' 31" East, 65.24 feet; South 47° 34' 21" West, 91.79 feet; South 34° 15' 27" West, 60.12 feet; South 35° 14' 05" West, 76.91 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 20 South, Range 3 East, Shelby County, Alabama and contains 0.55 acres.

PARCEL NO. 1: Commence at a 1 1/2" pipe in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 20 South, Range 3 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 16' 42" West along the West boundary of said quarter-quarter section for a distance of 886.09 feet to a point on 398 contour of Yellow Leaf Creek (set 1/2" rebar CA-0114-LS); thence proceed Northeasterly, Southeasterly, Northwesterly and Southwesterly along the 398 contour and along the bank of Yellow Leaf Creek the following bearings and distances: North 65° 15' 46" East, 103.79 feet; North 47° 56' 58" East, 93.71 feet; North 55° 47' 09" East, 62.29 feet; North 69° 44' 51" East, 97.16 feet; South 89° 19' 42" East, 84.77 feet; North 51° 01' 06" East, 101.28 feet; North 42° 53' 49" East, 121.24 feet; North 38° 30' 37" East, 108.23 feet; North 37° 16' 48" East, 149.20 feet; North 27° 11' 49" East, 121.62 feet; North 80° 48' 18" East, 53.35 feet; South 28° 06' 38" East, 107.43 feet; South 71° 26' 19" East, 111.21 feet; North 46° 49' 42" East, 62.57 feet; North 68° 09' 52" East, 72.91 feet; South 80° 37' 32" East, 88.04 feet; South 67° 15' 37" East, 69.39 feet; North 43° 06' 28" East, 75.90 feet; North 05° 20' 47" West, 65.41 feet; North 20° 49' 00" West, 54.59 feet; North 60° 21' 03" West, 101.52 feet; North 63° 15' 23" West, 131.94 feet; North 77° 08' 04" West, 159.38 feet; South 83° 40' 07" West, 94.01 feet; North 75° 30' 04" West, 60.65 feet; North 32° 26' 13" West, 62.39 feet; North 20° 04' 25" East, 78.64 feet; North 19° 51' 52" East, 127.61 feet; North 03° 26' 31" West, 119.30 feet; North 13° 27' 45" East, 94.24 feet; North 00° 08' 30" West, 74.54 feet; North 48° 42' 45" East, 45.68 feet; North 70° 07' 42" East, 57.64 feet; North 72° 16' 31" East, 63.65 feet; North 86° 02' 00" East, 82.31 feet; South 75° 35' 09" East, 105.33 feet; South 83° 48' 15" East, 132.81 feet; South 83° 19' 18" East, 91.85 feet; South 57° 45' 06" East, 46.14 feet; South 19° 16' 23" East, 79.48 feet; South 31° 02' 26" East, 107.12 feet; South 19° 26' 55" East, 113.61 feet; South 09° 39' 52" East, 102.08 feet; South 05° 24' 06" East, 104.76 feet; South 56° 07' 51" East, 31.82 feet; South 14° 28' 45" East, 84.63 feet; South 24° 17' 01" East, 127.43 feet; South 53° 28' 30" East, 71.61 feet; South 69° 37' 48" East, 101.86 feet; North 89° 17' 45" East, 121.22 feet; North 89° 38' 30" East, 99.03 feet; South 83° 31' 46" East, 164.91 feet; South 74° 20' 59" East, 201.39 feet; South 67° 48' 17" East, 158.13 feet; South 61° 07' 52" East, 155.69 feet (set 1/2" rebar CA-0114-LS), said point being located on the East boundary of the Northwest one-fourth of the Southeast one-fourth of said Section 29; thence leaving the 398 contour and the bank of Yellow Leaf Creek proceed South 01° 12' 36" East along the East boundary of said quarter-quarter for a distance of 99.91 feet to a point on the 398 contour; thence proceed South 53° 33' 19" West along the 398 contour and along the bank of Yellow Leaf Creek for a distance of 73.28 feet; thence proceed South 00° 07' 27" West along the 398 contour and along the bank of Yellow Leaf Creek for a distance of 46.57 feet; thence proceed South 78° 01' 13" East along the 398 contour and along the bank of Yellow Leaf Creek for a distance of 60.13 feet to a point on the East boundary of the Northwest one-fourth of the

Southeast one-fourth; thence proceed South 00° 32' 00" East along the East boundary of said quarter-quarter section and along a red painted line for a distance of 500.99 feet (set 1/2" rebar CA-0114-LS), to a point on the Northerly right-of-way of Alabama Highway No. 25; thence proceed South 62° 16' 05" West along the Northerly right-of-way of said highway for a distance of 745.45 feet to a concrete right-of-way monument in place; thence proceed South 28° 14' 26" East along the right-of-way of said highway for a distance of 49.71 feet to a concrete right-of-way monument in place; thence proceed South 63° 00' 17" West along the Northerly right-of-way of said highway for a distance of 712.87 feet to a concrete right-of-way monument in place, said point being the P. C. of a concave curve right having an arc length of 438.48 feet and a radius of 8726.91 feet; thence proceed Southwesterly along the Northerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 64° 26' 39" West, 438.43 feet to a 1" solid iron in place; thence proceed North 00° 07' 44" East for a distance of 289.55 feet to a 1" rebar in place, said point being located on the South boundary of the Northeast one-fourth of the Southwest one-fourth of Section 29; thence proceed North 89° 13' 18" West along the South boundary of said quarter-quarter section for a distance of 134.86 feet to a capped rebar in place; thence proceed North 89° 18' 07" West along the South boundary of said quarter-quarter section for a distance of 859.78 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/03/2025 08:39:15 AM
 \$731.00 JOANN
 20250203000031740

Allen S. Bayl