

Send Tax Notice to:
William Lee Lott and Bailey Marie
Lott
205 Silverstone Lane
Alabaster, AL 35007

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

File: TVL-25-428

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINE THOUSAND SIX HUNDRED FIFTY AND 00/100 (\$109,650.00)** 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, an Alabama Partnership (herein referred to as "Grantor," whether one or more),** whose mailing address is

6969 Gadsden Hwy, Trussville, AL 35173

by **William Lee Lott and Bailey Marie Lott (herein referred to as "Grantee," whether one or more),** whose mailing address is

205 Silverstone Lane, Alabaster, AL 35007

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 **Lot 1- 8.62 Acres North Shelby Co Hwy 77, columbia, AL 35051,** 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, as Joint Tenants with right of survivorship, their heirs, executors, administrators, and/or assigns forever.

The Grantor does for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right sell and convey the same as aforesaid; that it will, and its heirs, executors, administrators shall warrant and defend the same to the said Grantees, their 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 6th day of February, 2025.

Walker Family Holdings LTD, an Alabama Partnership

By: *John Guy Walker*
John Guy Walker, President of JG Walker Realty, Inc. as General Partner of the seller,
Walker Family Holdings, Ltd.

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**, whose name(s) as **President of JG Walker Realty, Inc. as General Partner of Walker Family Holdings LTD**, a/an Alabama 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, 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 6th day of February, 2025.

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

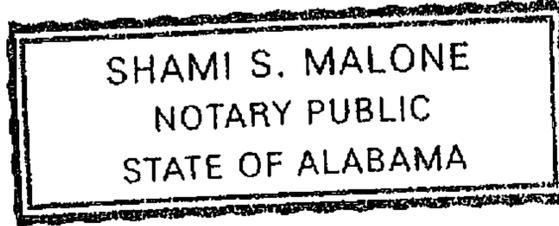


EXHIBIT A

Property 1:
Lot 1, of Kingdom Farms as recorded in Map Book 61, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2025 01:51:58 PM
\$138.00 JOANN
20250206000037450

Allen S. Bayl