

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2025-01-6941
Documentary Evidence: Sales Contract

Send Tax Notice To:
Yellowleaf Farm, LLC
2183 Parkway Lake Drive
Hoover, AL 35244

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Kendrick Wade Wallace, as Personal Representative of the Estate of Steven Wade Wallace, deceased, Case No. PR-2024-001199**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Yellowleaf Farm, LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHBIT "A"

Steven Wade Wallace was the surviving grantee of that certain deed from Denise Bradley Wallace and Steven Wallace to Steven Wallace and Denise Bradley Wallace dated October 3, 2002, and recorded as Inst. #20080603000223600 in the Probate Office of Shelby County, Alabama. Denise Bradley Wallace, the other grantee having died on November 26, 2021.

ADDRESS OF PROPERTY: 190 Trails End Road, Chelsea, AL 35043

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 11th day of February, 2025.

Kendrick Wade Wallace
as Personal Representative of the Estate
of Steven Wade Wallace (Seal)
Kendrick Wade Wallace as Personal Representative of the
Estate of Steven Wade Wallace, deceased, Case No.
PR-2024-001199

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kendrick Wade Wallace**, whose name is signed to the foregoing conveyance as **Personal Representative of the Estate of Steven Wade Wallace, deceased, Case No. PR-2024-001199**, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he in his capacity as Personal Representative executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 11th day of February, 2025.

Rebecca J. Turner
Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:
190 Trails End Road
Chelsea, AL 35043

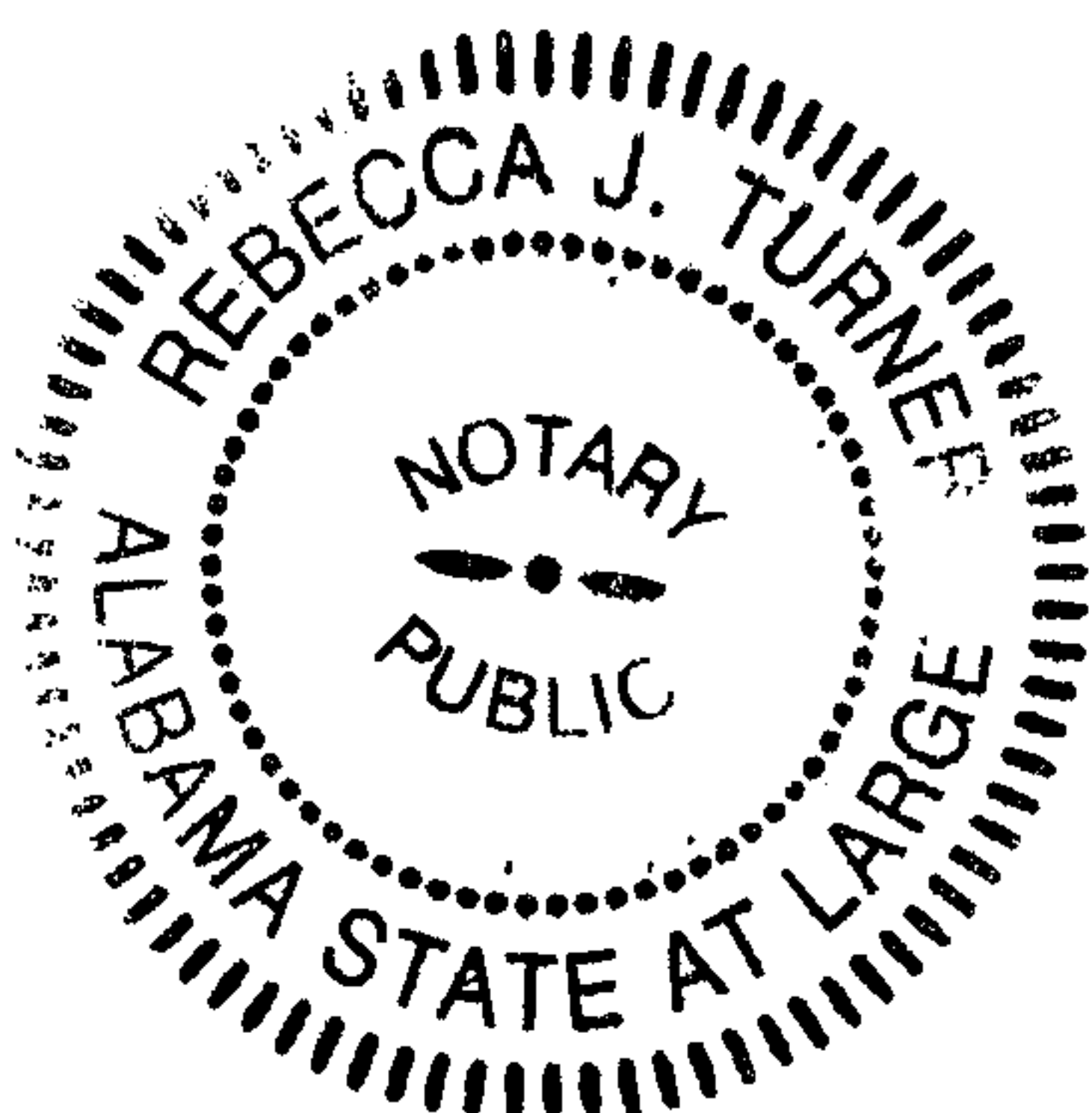
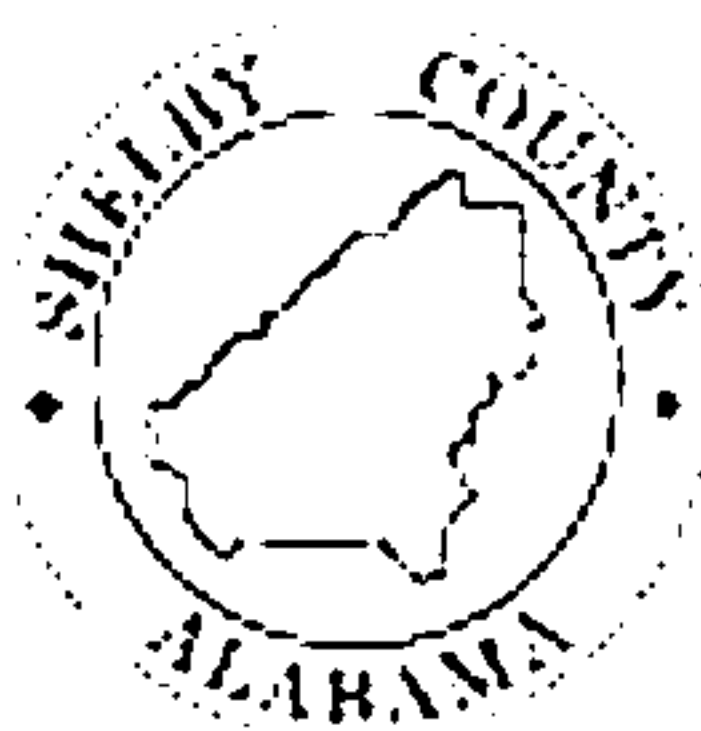


EXHIBIT "A"

Situated in the county of Shelby and the State of Alabama: A part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 20, Range 1 West, and more full described as follows: Begin 73 yards West of the Northeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21, Township 20 of Range 1 West, at a point on the West boundary line of the Saginaw Old Railroad Right of Way where the North boundary line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 21, Township 20 of Range 1 West, crosses said right of way, thence West along said North boundary line 140 yards, thence South 70 yards, thence East 140 yards, thence North 70 yards, to Point of Beginning, lying and being in Shelby county, Alabama.

And also a parcel of land situated int the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at a 1 inch flat iron found in a rock pile, purported to be the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 West and run South 89 degrees 02 minutes 14 seconds West, 224.70 feet to a tall 1 inch pipe found; thence West 87.02 feet to a point on the Southwest right of way of a dirt county road called Trails End Road (40 foot right of way) to the point of beginning of the property herein described; thence continue West, 330.89 feet to a $\frac{1}{2}$ inch rebar found, thence North 01 degrees 46 minutes 03 seconds West 288.04 feet to a $\frac{1}{2}$ inch rebar set on said right of way, thence along curved right of way with a chord of line being 49 degrees 43 minutes 28 seconds East, 445.35 feet to the point of beginning.

Also a 20 foot wide easement for waterline as follows: commence at a 1 inch flat iron found in a rock pile, purported to be the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 West and run North 532.17 feet to a $\frac{5}{8}$ inch rebar found on the Southwest right of way on a paved County Road No. 69 (80 foot right of way), thence along said right of way North 52 degrees 41 minutes 21 seconds West, 42.28 feet to the centerline of said 20 feet wide easement, the Point of Beginning, thence leaving said right of way and run along said center of easement South 18 degrees 04 minutes 29 seconds West, 296.50 feet and South 29 degrees 23 minutes 52 seconds West, 300.89 feet to the Northeast right of way of a dirt county road called Trails End Road (40 foot right of way) and end of easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2025 09:08:25 AM
 \$325.00 BRITTANI
 20250211000041280

Allie S. Boyd