

Send Tax Notice to:

Appleyard Group, LLC
P. O. Box 1495
Columbiana, Alabama 35051

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **MCBRIDE RE, LLC**, an Alabama limited liability company (herein referred to as Grantor), do grant, bargain, sell and convey unto **APPLEYARD GROUP, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of SW 1/4 of NW 1/4, Section 12, Township 24 North, Range 15 East; Run thence South along West line of said 1/4-1/4 Section 428.6 feet to North line of 30-foot reserved roadway; Thence turn angle of 90 degrees 0.5 minutes to the left and run along said North line of said roadway 500.0 feet to the SE corner of road heretofore conveyed to Sadie Thompson Reese and husband, David E. Reese, which is Point of Beginning of property herein described; Thence turn angle of 89 degrees 55 minutes to left and run in a Northerly direction along East line of Reese lot a distance of 428.6 feet to a point on the North line of said 1/4-1/4 Section; Thence run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 348.9 feet to a wood stake and rock pile; Thence turn an angle of 91 degrees 07 minutes to right and run a distance of 432.07 feet to North line of said 30-foot of said roadway; Thence run in a Westerly direction along the North line of said roadway 349.9 feet, more or less, to the point of beginning. According to the Survey of Gary M. Roberts, Registered Land Surveyor. LESS AND EXCEPT that portion thereof of line below 397.00 feet ground elevation contour line above sea level according to the Survey of Alabama Power Company. Said property below said 397.00 feet ground elevation contour line having been heretofore conveyed to Alabama Power Company.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2025, and subsequent years, which are liens, but not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.

3. Transmission line permits to Alabama Power Company as recorded in Deed Book 216, page 677, and Deed Book page 242, page 947, in Probate Office.
4. Flood rights acquired by Alabama Power Company by instrument recorded in Deed Book 246, page 940, in Probate Office.

Renee Dione Appleyard, Troy Gregory McBride, and Cody Alan McBride are all of the members of McBride Re, LLC, an Alabama limited liability company, and have authorization to execute this deed on behalf of McBride Re, LLC.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of February, 2025.

MCBRIDE RE, LLC, an Alabama
limited liability company

By: Renee Dione Appleyard
Renee Dione Appleyard
Its: Member

Troy Gregory McBride
Troy Gregory McBride
Its: Member

Cody Alan McBride
Cody Alan McBride
Its: Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public, in and for said County and said State, hereby certify that Renee Dione Appleyard, Troy Gregory McBride, and Cody Alan McBride, whose names as all of the members of McBride Re, LLC, an Alabama limited liability company, are signed to the foregoing conveyance and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, they, in their capacity as such members of McBride Re, LLC, an Alabama limited liability company, executed the same voluntarily on the day the same bears date.



20250214000046420 3/4 \$301.00
Shelby Cnty Judge of Probate, AL
02/14/2025 03:33:22 PM FILED/CERT

Given under my hand this the 14th day of February, 2025.

Tammy L. Seale
Notary Public

My Commission Expires: 7/12/2025



Real Estate Sales Validation Form



20250214000046420 4/4 \$301.00
Shelby Cnty Judge of Probate, AL
02/14/2025 03:33:22 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name McBride RE, LLC
Mailing Address Renee Liorie Appleyard, Troy Gregory McBride
& Cody Alan McBride

Grantee's Name Appleyard Group, LLC
Mailing Address P. O. Box 1495
Columbiana, Alabama 35051

Property Address 575 Highway 408
Shelby, Alabama 35143

Date of Sale February 14, 2025
Total Purchase Price \$ 270,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-14-25

McBride RE, LLC
Print by: Renee Appleyard

☐ Unattested

Kim M. Foster
(verified by)

Sign Renee Appleyard Member
(Grantor/Grantee/Owner/Agent) circle one