

THIS INSTRUMENT PREPARED BY:  
Morgan Means  
Hero Title Company  
610 Preserve Parkway, Ste. 10  
Hoover, AL 35226

SEND TAX NOTICE TO:  
Uplift Homes, LLC  
107 Brookhollow Way  
Pelham, AL 35124

State of Alabama

**GENERAL WARRANTY DEED**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED NINETY SEVEN THOUSAND ONE HUNDRED SIXTY NINE AND 20/100 DOLLARS (\$197,169.20)**, and other good and valuable consideration in hand paid to Jacqueline R. Taylor, a widow (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Uplift Homes, LLC, an Alabama Limited Liability Company, as joint tenants with right of survivorship (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**Property** **1:**  
**Lot 305, according to the Map and Survey of Old Cahaba, Oak Ridge Sector, as recorded in Map Book 25, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Jacqueline R. Taylor is the surviving grantee of deed recorded in the Probate Office of Shelby, Alabama; the other grantee Thomas E. Taylor, having departed this life on or about the January 10, 2022.**

**Property Address: 1274 Old Cahaba Trace, Helena, AL 35080**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

**THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:**

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

**TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.**

**\$0.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

**TO HAVE AND TO HOLD** unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set their hand and seal on this, the **20th day of February, 2025**

*Jacqueline R. Taylor by Martha A. Taylor*  
 Jacqueline R. Taylor by Martha A. Taylor, Attorney-In-Fact

~~STATE OF ALABAMA~~  
~~COUNTY OF JEFFERSON~~

State of NJ  
 County of Burlington

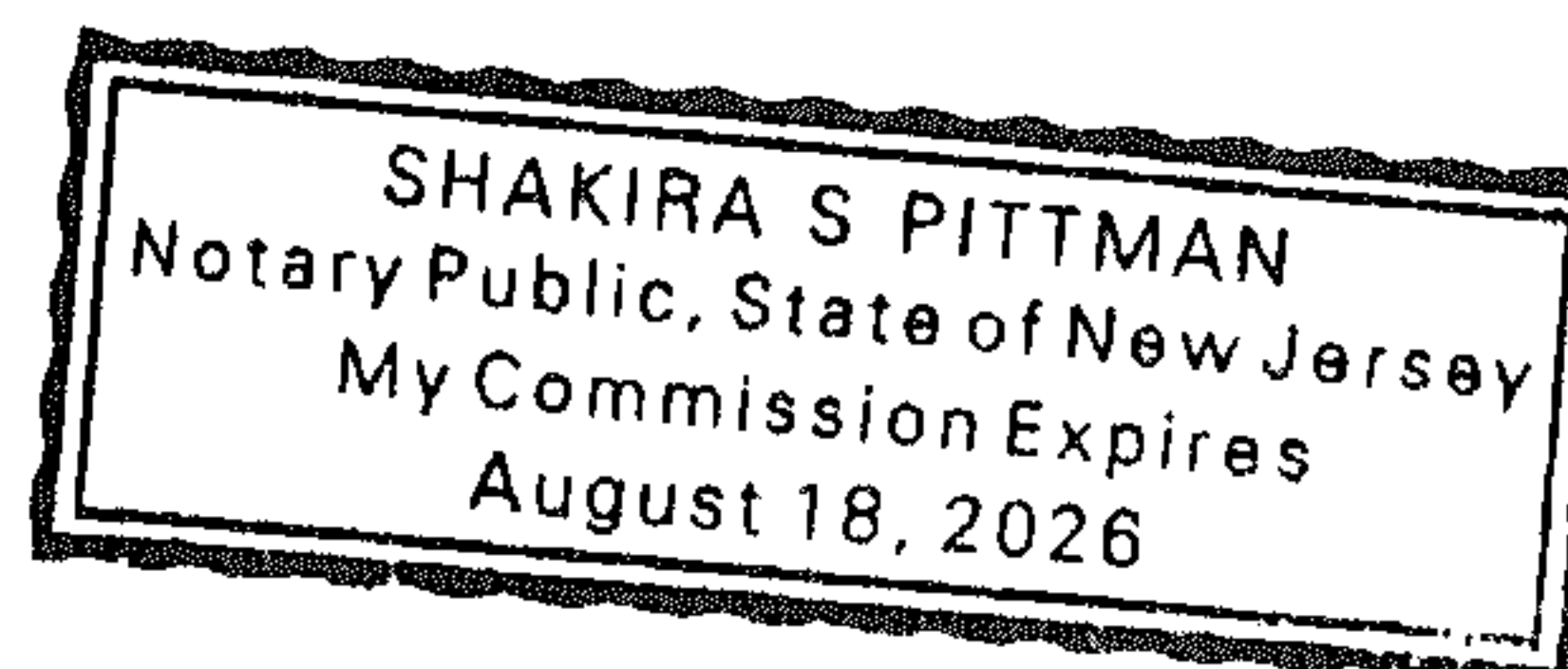
I, the undersigned Notary Public in and for said County and State, hereby certify that Martha A. Taylor as Attorney in Fact for Jacqueline R. Taylor whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same with full authority as such Attorney in Fact voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2025.

*Shakira S. Pittman*

Notary Public

My Commission Expires:



Alli S. Bayal