

Send Tax Notice to:
James Luther Perrin, III
571 Highway 338
Cheslea, AL 35043

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

File: TVL-25-1094

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00) 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

Walker Family Holdings LTD, an Alabama Partnership (herein referred to as "Grantor," whether one or more), whose mailing address is

6969 Gadsden Highway, Trussville, AL 35173

by James Luther Perrin, III (herein referred to as "Grantee"), whose mailing address is

571 Highway 338, Chelsea, AL 35043

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 Lot 2 Four Mile Creek Highlands, Columbiana, 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.


\$97,750.00 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 Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 20th day of February, 2025.

Walker Family Holdings LTD, a Partnership

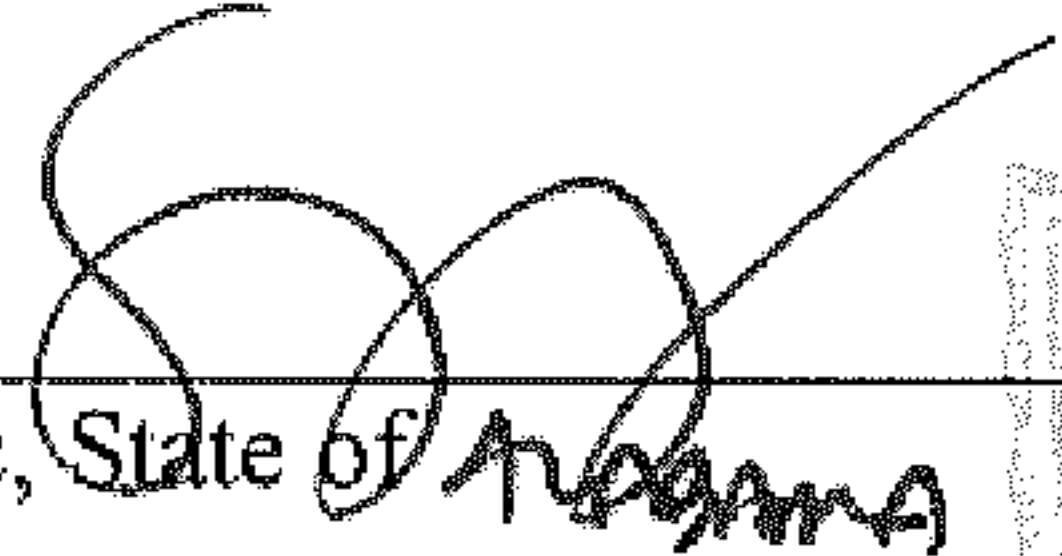
By: 

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 as of **Walker Family Holdings LTD, a/an Alabama Partnership,** 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/she, 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 20th day of February, 2025.


Notary Public, State of Alabama
Shami S. Malone
Printed Name
My Commission Expires: 11/03/2028

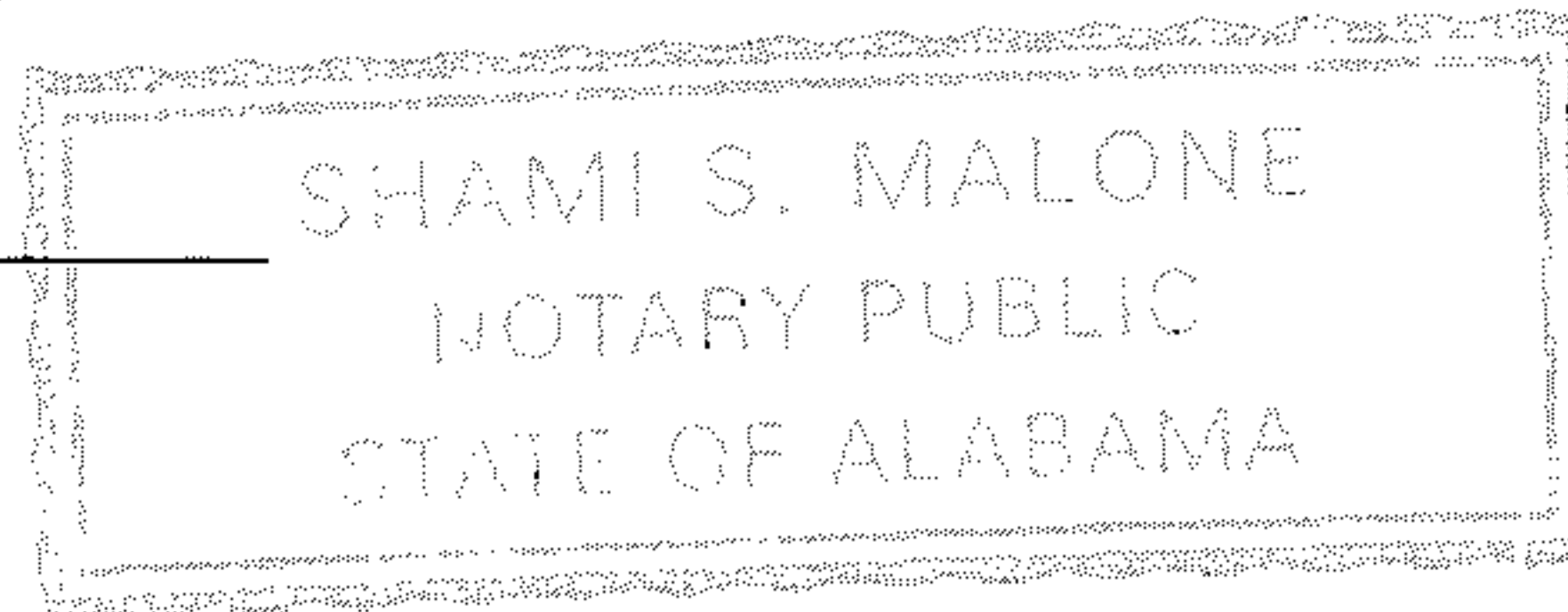


EXHIBIT A

Property 1:

Lot 2 of Four Mile Creek Highlands, as recorded in Map Book 61, Page 8, 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
02/21/2025 08:03:50 AM
\$143.00 JOANN
20250221000050830

Allen S. Bayl