

**SEND TAX NOTICE TO:
Dunnavant Holdings, LLC
1013 Baldwin Lane
Birmingham, Alabama 35242**

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Five Thousand dollars & no cents (\$375,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Raymond Jerome Walls and Anna D Owens, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Dunnavant Holdings, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The following described property situated in Section 18, Township 18 South, Range 1 East more particularly described as follows:

Commence at the Northeast corner of the SE 1/4 of NW 1/4 of the above said Section 18, and in a southeasterly direction along the diagonal line bisecting the SW 1/4 of NE 1/4 of said Section 18, run a distance of 116.77 feet to the southeasterly right of way of the county road, said point being on the arc of a curve concave to the left in a southwesterly direction and having a central angle of 5°18'43" and a radius of 3,860.06 feet; thence along the arc of said curve and road right of way in a southwesterly direction concave to the left for a distance of 350.45 feet to the P.T. of said curve; thence continue along the tangent extended of said curve for 195.12 feet to the point of beginning; thence continue along the last named course for 449.14 feet; thence 90°35'47" left for 709.14 feet; thence 64°55'08" left for 163.21 feet; thence 76°16'51" left for 280.54 feet; thence 1°06'56" right for 206.69 feet; thence 38°59'14" left for 391.17 feet to the point of beginning. Situated in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

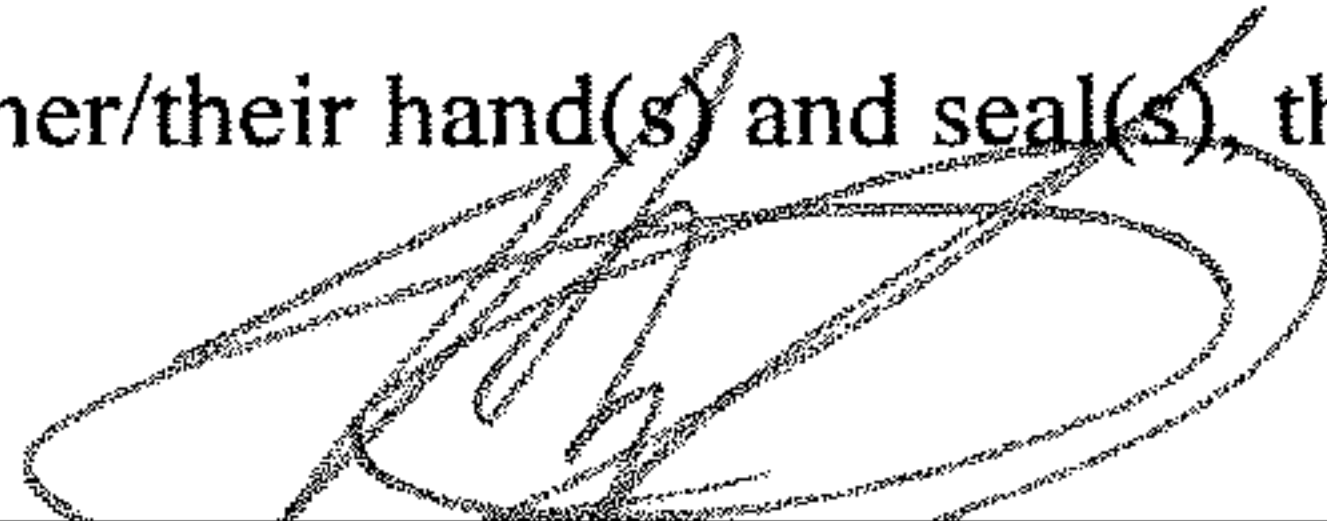
Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 10, 2025** .



Raymond Jerome Walls (Seal)



Anna D Owens (Seal)

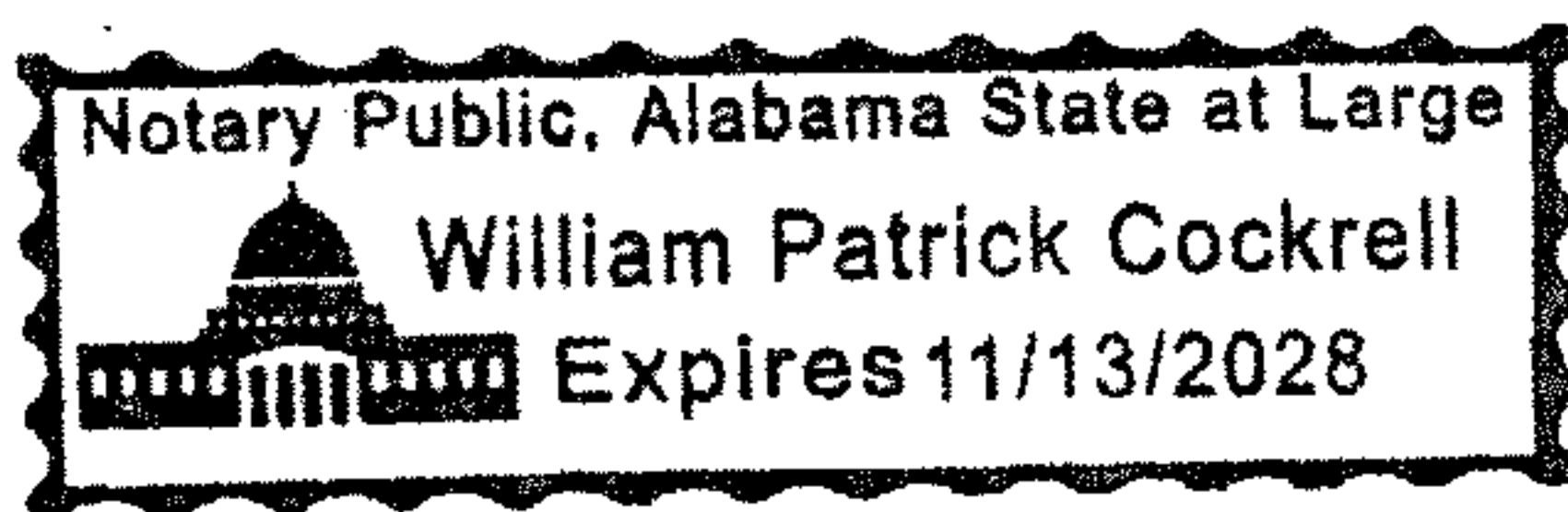
STATE OF ALABAMA

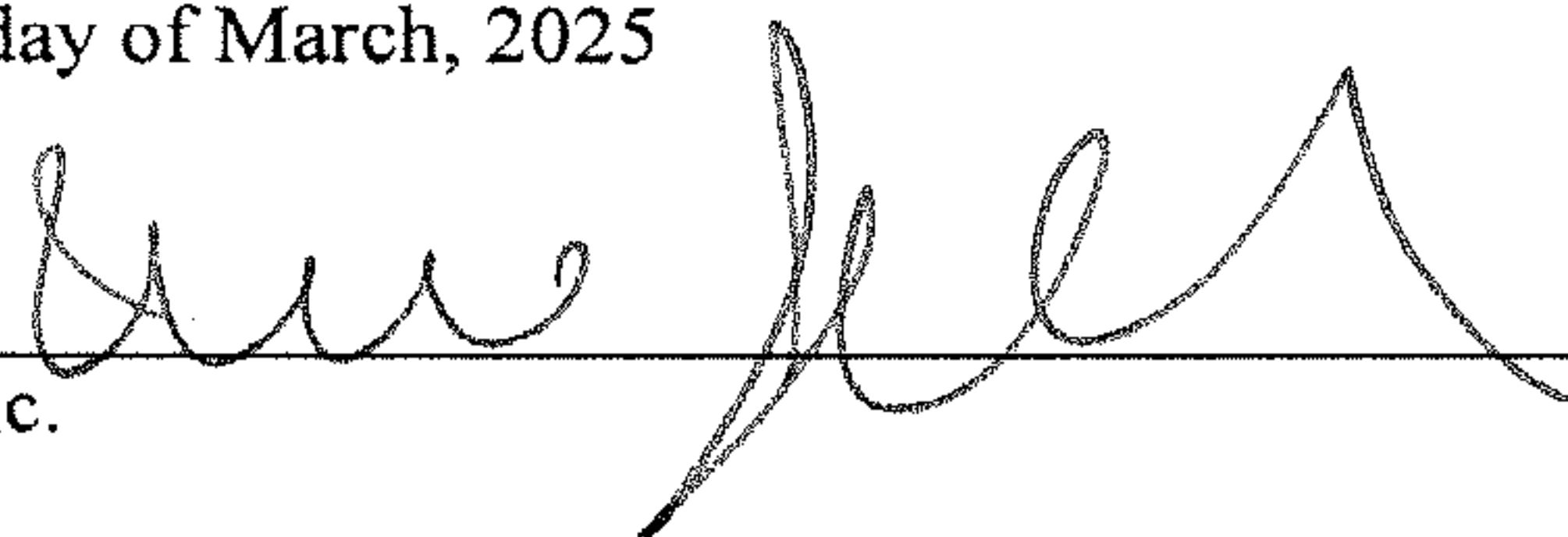
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Raymond Jerome Walls and Anna D Owens, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2025

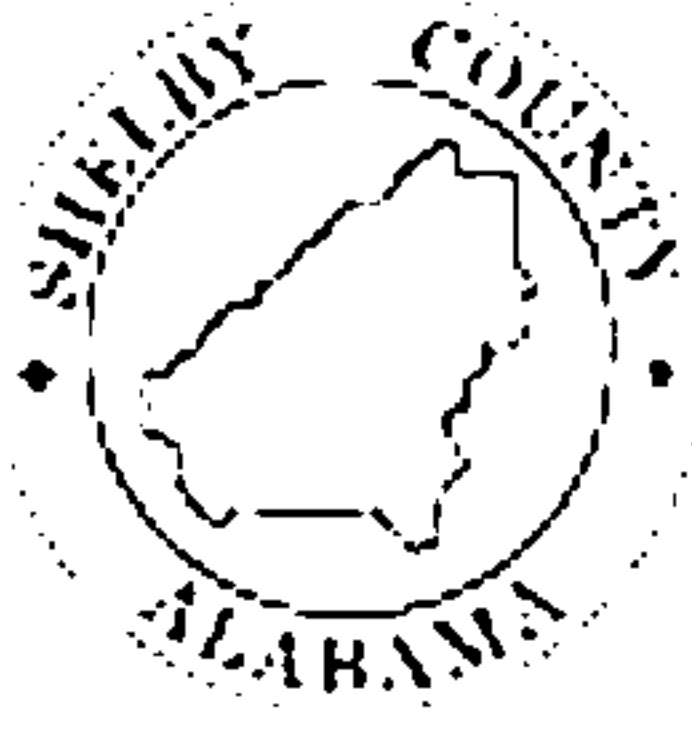




Notary Public.

(Seal)

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2025 10:28:57 AM
\$403.00 BRITTANI
20250311000072930

Allie S. Bevil

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Raymond Jerome Walls and Anna D Owens
Grantee's Name Dunnavant Holdings, LLC

Mailing Address 180 Ballpark Lane
Leeds, Alabama 35094-6039
Property Address 8586 Hwy 41,
Leeds, Alabama 35094

Mailing Address 1013 Baldwin Lane
Birmingham, Alabama 35242
Date of Sale 03/10/2025

Total Purchase Price \$375,000.00
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
 Sales Contract
 Closing Statement
 Appraisal
 Other _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 3. 10. 2025

William Paul Coker
Print Dunnavant Holdings, LLC

Unattested
[Signature]
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one