

File: SOHT-25-605

STATE OF Alabama
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THIS INDENTURE MADE AND ENTERED into on this 24th day of March, 2025, that in consideration of \$56,000.00 AND 00/100 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 Melvin Humes, a married man (herein referred to as "Grantor," whether one or more), whose mailing address is:

1628 Wingfield Drive Birmingham, AL 35242

by SourceSouthern LLC DBA Land Exit Solutions, (herein referred to as "Grantee," whether one or more), whose mailing address is:

507 Allibar Place Brentwood, TN 37027

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as SourceSouthern LLC DBA Land Exit Solutions the following described real property, which has a mailing address of 0 Bear Creek Rd, Sterrett, AL 35147, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE

SUBJECT TO:

Ad Valorem Taxes due October 1, 2025 and thereafter.

Building and Setback Lines, Easements, Restrictions, Covenants and Conditions of record.

Mining and Mineral Rights excepted.

TO HAVE AND TO HOLD to said Grantee, as SourceSouthern LLC DBA Land Exit Solutions, 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(s), 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(s), his/her heirs and assigns forever, against the lawful claims of all persons.

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)**.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), as set forth below.

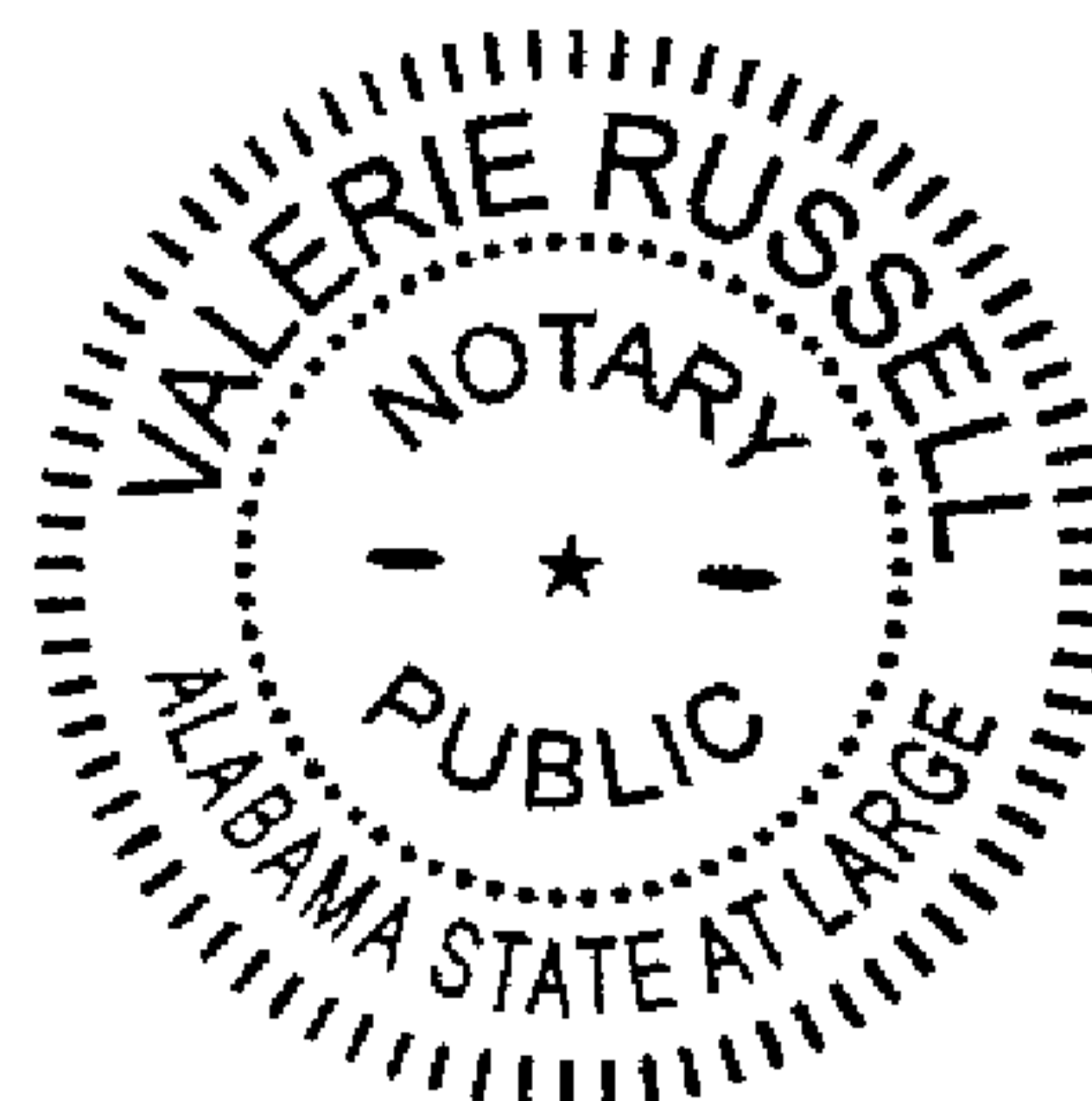
Melvin Humes
Melvin Humes

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Melvin Humes 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of March, 2025.

Valerie Russell
Notary Public
My Commission Expires: 2/20/29



This Instrument Prepared By:
Robert McNearney
810 Shoney Drive Southwest, Ste. 110
Huntsville, AL 35801
256-384-6500

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in a portion of the Southeast Quarter of the Northwest Quarter of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, according to the map and survey by Frank W. Wheeler, February 8, 1991, being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 21, Township 18 South, Range 1 East, the point of beginning; thence run Northerly for 312.0 feet to the South right of way line of a 60- foot wide easement on the North; thence run Easterly along the South line of said easement on the North deflecting 92 degrees 35 minutes right for 970.0 feet; thence run Southeasterly deflecting 58 degrees 09 minutes right for 282.28 feet to the North right-of-way line of County Road 43, the point of curve to the left; thence run Southwesterly along said curve to the left, having a central angle of 1 degrees 33 minutes 27 seconds, a radius of 3,310.76 feet for a curve distance of 90.00 feet to the South line of said Quarter-Quarter; thence run Westerly deflecting 53 degrees 02 minutes right from the chord for 1,050.79 feet to the point of beginning.

Being part of the same property conveyed to Melvin Humes by Warranty Deed from Darryl H. Moorer, a married man of record in Instrument No. 20030102000003310, in the Office of the Probate Judge for Shelby County, Alabama, dated December 23, 2002, and recorded on January 02, 2003.

Page 3 of 3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2025 01:58:02 PM
\$84.00 JOANN
20250325000089320

Allie S. Bayl