

Send Tax Notice to:
MT Legacy, LLC
PO Box 302
Saginaw, AL 35137

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-2307**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHT HUNDRED TWENTY EIGHT THOUSAND AND 00/100 (\$828,000.00) 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 **Rebecca Denise Moore, Formerly Known As Rebecca Eastis Moore, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

389 Martin Avenue, Auburn, AL 36830

by **MT Legacy, LLC (herein referred to as "Grantee")**, whose mailing address is

PO Box 302, Saginaw, AL 35137

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 **0 Cove Court, Wilsonville, AL 35186**, 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.

\$0.00 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(we) have hereunto set my(our) hand(s) and seal(s), this 24 day of March, 2025

Rebecca Moore
Rebecca Denise Moore

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rebecca Denise Moore 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 24 day of March, 2025.

Cassy L. Dailey
Notary Public
My Commission Expires: 05/02/2026

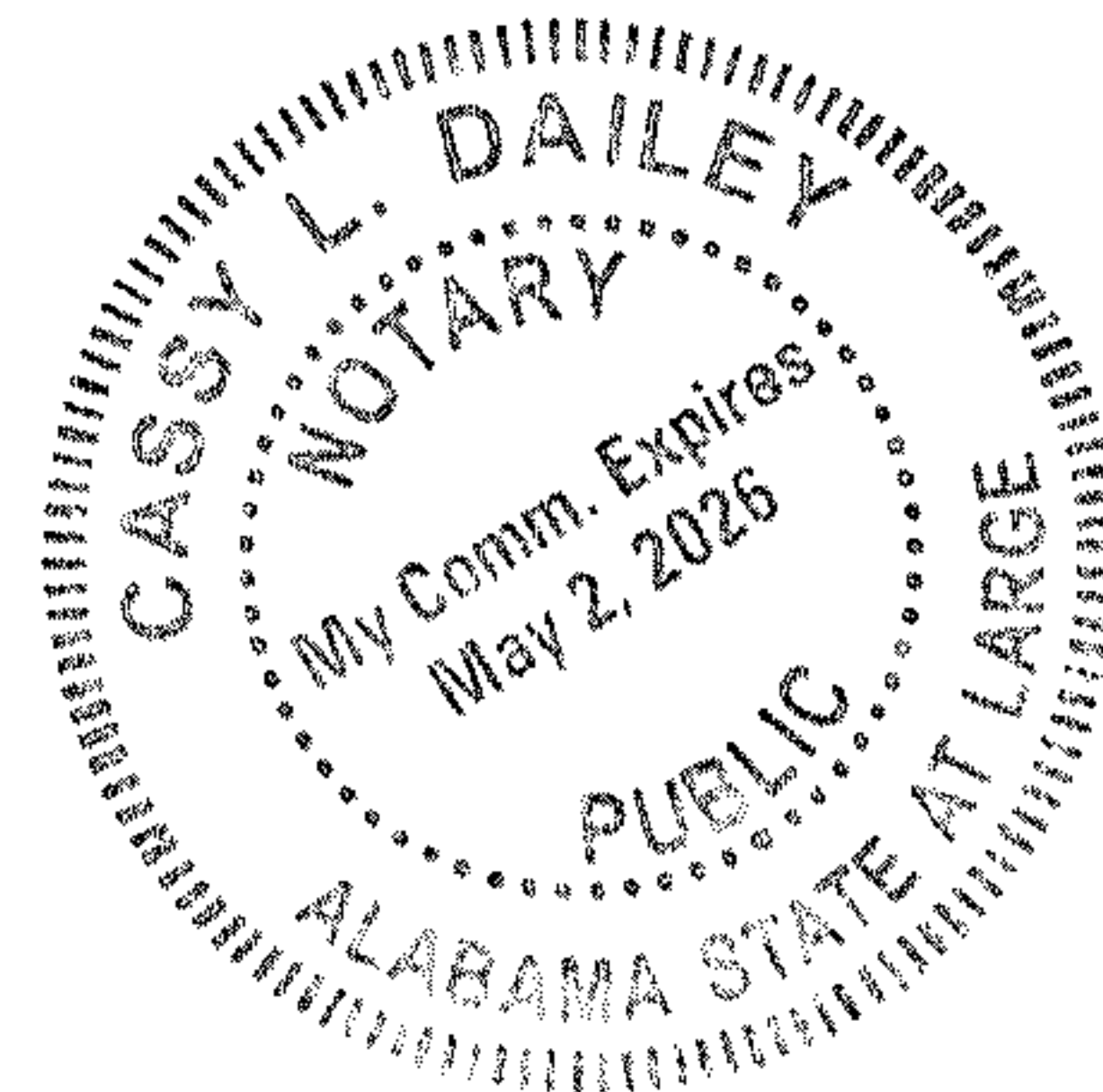


EXHIBIT A**Property 1:**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING FOUND 2' OPEN TOP PIPE; THENCE RUN N 00°25'18" W ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 1324.18 FEET TO A FOUND 2" AXLE, SAID POINT BEING THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE RUN N 00°26'30" W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12 FOR A DISTANCE OF 49.82 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "AMOS CORY"; THENCE LEAVING SAID 1/4-1/4 LINE RUN S 44°34'21" W FOR A DISTANCE OF 70.82 FEET TO A FOUND 5/8" CAPPED REBAR ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE CONTINUE ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION S 89°19'39" W FOR A DISTANCE OF 598.07 FEET TO A FOUND 1" OPEN TOP PIPE AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID 1/4-1/4 SECTION RUN S 01°46'23" E FOR A DISTANCE OF 294.82 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN S 04°09'16" W FOR A DISTANCE OF 1028.15 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CA1084LS LINE IRON"; THENCE RUN SOUTH 4°9'16" WEST FOR A DISTANCE OF 5 FEET TO AN OAK TREE ON THE SOUTH LINE OF SAID SECTION 12 THENCE CONTINUE ALONG SAID SOUTH LINE S 89°19'05" W FOR A DISTANCE OF 5.0 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CA1084LS LINE IRON" THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°19'05" W FOR A DISTANCE OF 158.89 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS" ON THE NORTHERLY MARGIN OF COVE COURT; THENCE CONTINUE ALONG THE NORTHERLY MARGIN OF COVE COURT AND THE SOUTH LINE OF SAID SECTION 12 RUN S 89°19'05" W FOR A DISTANCE OF 847.68 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CA1084LS LINE IRON" ON THE BANK OF LAY LAKE; THENCE CONTINUE S 89°19'05" W FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN N 02°20'53" W FOR A DISTANCE OF 50.22 FEET TO A POINT; THENCE RUN N 14°25'36" W FOR A DISTANCE OF 78.54 FEET TO A POINT; THENCE RUN N 26°11'59" W FOR A DISTANCE OF 46.28 FEET TO A POINT; THENCE RUN N 29°40'14" W FOR A DISTANCE OF 96.00 FEET TO A POINT; THENCE RUN N 16°12'12" W FOR A DISTANCE OF 63.17 FEET TO A POINT; THENCE RUN N 38°04'20" W FOR A DISTANCE OF 29.58 FEET TO A POINT; THENCE RUN N 66°50'45" W FOR A DISTANCE OF 36.73 FEET TO A POINT; THENCE RUN S 76°16'08" W FOR A DISTANCE OF 36.73 FEET TO A POINT; THENCE RUN S 50°50'50" W FOR A DISTANCE OF 34.39 FEET TO A POINT; THENCE RUN S 36°53'19" W FOR A DISTANCE OF 34.39 FEET TO A POINT; THENCE RUN S 22°10'03" W FOR A DISTANCE OF 31.78 FEET TO A POINT; THENCE RUN S 06°41'02" W FOR A DISTANCE OF 31.78 FEET TO A POINT; THENCE RUN S 01°24'24" W FOR A DISTANCE OF 63.73 FEET TO A POINT; THENCE RUN S 09°24'51" E FOR A DISTANCE OF 21.34 FEET TO A POINT; THENCE RUN S 35°59'06" E FOR A DISTANCE OF 21.34 FEET TO A POINT; THENCE RUN S 31°16'47" E FOR A DISTANCE OF 59.06 FEET TO A POINT; THENCE RUN S 39°02'17" E FOR A DISTANCE OF 59.06 FEET TO A POINT; THENCE RUN S 27°35'11" E FOR A DISTANCE OF 26.54 FEET TO A POINT; THENCE RUN S 06°07'23" E FOR A DISTANCE OF 10.72 FEET TO A POINT; TO A POINT ON THE SOUTH LINE OF SECTION 12, THENCE CONTINUE ALONG SAID SOUTH LINE S 89°19'05" W FOR A DISTANCE OF 10.00 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CA1084LS LINE IRON" ON THE BANK OF LAY LAKE; THENCE CONTINUE ALONG SAID SOUTH LINE S 89°19'05" W FOR A DISTANCE OF 218.57 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CA1084LS LINE IRON" ON THE BANK OF LAY LAKE; THENCE CONTINUE ALONG SAID SOUTH LINE S 89°19'05" W FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN N 25°50'12" W FOR A DISTANCE OF 18.02 FEET TO A POINT; THENCE RUN N 57°14'03" W FOR A DISTANCE OF 18.02 FEET TO A POINT; THENCE RUN N 76°12'49" W FOR A DISTANCE OF 24.89 FEET TO A POINT; THENCE RUN N 59°51'47" W FOR A DISTANCE OF 16.40 FEET TO A POINT; THENCE RUN N 29°09'26" W FOR A DISTANCE OF 20.57 FEET TO A POINT; THENCE RUN N 06°20'50" W FOR A DISTANCE OF 20.57 FEET TO A POINT; THENCE RUN N 09°14'09" E FOR A DISTANCE OF 35.02 FEET TO A POINT; THENCE RUN N 03°41'07" E FOR A DISTANCE OF 23.68 FEET TO A POINT; THENCE RUN N 15°46'20" W FOR A DISTANCE OF 23.68 FEET TO A POINT; THENCE RUN N 29°05'43" W FOR A DISTANCE OF 46.64 FEET TO A POINT; THENCE RUN N 24°00'05" W FOR A DISTANCE OF 15.02 FEET TO A POINT; THENCE RUN N 06°37'28" W FOR A DISTANCE OF 15.02 FEET TO A POINT; THENCE RUN N 01°27'11" W FOR A DISTANCE OF 49.28 FEET TO A POINT; THENCE RUN N 01°40'18" E FOR A DISTANCE OF 17.36 FEET TO A POINT; THENCE RUN N 01°55'00" E FOR A

DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN N 32°03'54" E FOR A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN N 58°47'55" E FOR A DISTANCE OF 38.32 FEET TO A POINT; THENCE RUN N 82°07'04" E FOR A DISTANCE OF 38.32 FEET TO A POINT; THENCE RUN S 72°53'50" E FOR A DISTANCE OF 17.82 FEET TO A POINT; THENCE RUN N 53°53'03" E FOR A DISTANCE OF 9.27 FEET TO A POINT; THENCE RUN N 19°54'04" W FOR A DISTANCE OF 21.36 FEET TO A POINT; THENCE RUN N 21°31'06" E FOR A DISTANCE OF 25.99 FEET TO A POINT; THENCE RUN N 31°55'14" E FOR A DISTANCE OF 25.99 FEET TO A POINT; THENCE RUN N 45°52'05" E FOR A DISTANCE OF 33.02 FEET TO A POINT; THENCE RUN N 57°06'28" E FOR A DISTANCE OF 30.79 FEET TO A POINT; THENCE RUN N 62°05'41" E FOR A DISTANCE OF 30.79 FEET TO A POINT; THENCE RUN N 18°10'09" E FOR A DISTANCE OF 9.76 FEET TO A POINT; THENCE RUN N 74°40'07" W FOR A DISTANCE OF 9.76 FEET TO A POINT; THENCE RUN S 58°54'45" W FOR A DISTANCE OF 56.18 FEET TO A POINT; THENCE RUN S 85°08'08" W FOR A DISTANCE OF 8.34 FEET TO A POINT; THENCE RUN N 51°05'52" W FOR A DISTANCE OF 15.19 FEET TO A POINT; THENCE RUN N 19°07'43" W FOR A DISTANCE OF 15.19 FEET TO A POINT; THENCE RUN N 07°59'23" W FOR A DISTANCE OF 61.83 FEET TO A POINT; THENCE RUN N 17°40'53" W FOR A DISTANCE OF 61.83 FEET TO A POINT; THENCE RUN N 29°25'54" W FOR A DISTANCE OF 33.01 FEET TO A POINT; THENCE RUN N 43°14'27" W FOR A DISTANCE OF 33.01 FEET TO A POINT; THENCE RUN N 52°31'32" W FOR A DISTANCE OF 35.28 FEET TO A POINT; THENCE RUN N 57°17'11" W FOR A DISTANCE OF 35.28 FEET TO A POINT; THENCE RUN N 69°49'18" W FOR A DISTANCE OF 24.21 FEET TO A POINT; THENCE RUN S 89°52'05" W FOR A DISTANCE OF 24.21 FEET TO A POINT; THENCE RUN S 75°42'49" W FOR A DISTANCE OF 29.77 FEET TO A POINT; THENCE RUN S 67°48'35" W FOR A DISTANCE OF 44.24 FEET TO A POINT; THENCE RUN S 89°26'35" W FOR A DISTANCE OF 14.50 FEET TO A POINT; THENCE RUN N 39°28'50" W FOR A DISTANCE OF 14.50 FEET TO A POINT; THENCE RUN N 11°16'19" W FOR A DISTANCE OF 32.47 FEET TO A POINT; THENCE RUN N 05°55'51" W FOR A DISTANCE OF 32.47 FEET TO A POINT; THENCE RUN N 01°08'45" E FOR A DISTANCE OF 40.43 FEET TO A POINT; THENCE RUN N 05°49'42" E FOR A DISTANCE OF 52.10 FEET TO A POINT; THENCE RUN N 06°22'52" E FOR A DISTANCE OF 52.10 FEET TO A POINT; THENCE RUN N 15°54'15" E FOR A DISTANCE OF 41.92 FEET TO A POINT; THENCE RUN N 12°26'45" E FOR A DISTANCE OF 37.13 FEET TO A POINT; THENCE RUN N 04°41'55" E FOR A DISTANCE OF 16.82 FEET TO A POINT; THENCE RUN N 09°31'04" E FOR A DISTANCE OF 21.33 FEET TO A POINT; THENCE RUN N 59°52'54" E FOR A DISTANCE OF 20.88 FEET TO A POINT; THENCE RUN N 74°38'49" E FOR A DISTANCE OF 52.56 FEET TO A POINT; THENCE RUN N 56°08'11" E FOR A DISTANCE OF 21.21 FEET TO A POINT; THENCE RUN N 34°55'10" E FOR A DISTANCE OF 29.95 FEET TO A POINT; THENCE RUN N 30°11'53" E FOR A DISTANCE OF 32.70 FEET TO A POINT; THENCE RUN N 52°54'26" E FOR A DISTANCE OF 23.82 FEET TO A POINT; THENCE RUN S 87°51'33" E FOR A DISTANCE OF 24.81 FEET TO A POINT; THENCE RUN S 84°01'32" E FOR A DISTANCE OF 40.07 FEET TO A POINT; THENCE RUN N 67°37'12" E FOR A DISTANCE OF 21.30 FEET TO A POINT; THENCE RUN N 44°20'56" E FOR A DISTANCE OF 28.84 FEET TO A POINT; THENCE RUN N 07°16'30" E FOR A DISTANCE OF 32.93 FEET TO A POINT; THENCE RUN N 46°48'31" W FOR A DISTANCE OF 31.14 FEET TO A POINT; THENCE RUN N 47°21'12" W FOR A DISTANCE OF 11.97 FEET TO A POINT; THENCE RUN N 22°34'01" W FOR A DISTANCE OF 19.32 FEET TO A POINT; THENCE RUN N 46°11'07" W FOR A DISTANCE OF 23.76 FEET TO A POINT; THENCE RUN N 20°19'23" W FOR A DISTANCE OF 13.34 FEET TO A POINT; THENCE RUN N 05°58'28" E FOR A DISTANCE OF 20.03 FEET TO A POINT; THENCE RUN N 26°20'16" E FOR A DISTANCE OF 56.23 FEET TO A POINT; THENCE RUN N 89°17'26" E FOR A DISTANCE OF 27.25 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN N 89°19'09" E FOR A DISTANCE OF 282.00 FEET TO A FOUND 5/8" CAPPED REBAR; THENCE RUN N 89°19'00" E FOR A DISTANCE OF 1186.37 FEET TO THE POINT OF BEGINNING LESS AND EXCEPT ANY PART LYING BELOW 397 FEET ELEVATION. SAID PARCEL BEING 46.00 ACRES MORE OR LESS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2025 01:45:33 PM
 \$859.00 JOANN
 20250402000098630

Allen S. Bayl