

Send Tax Notice to:
Samra Meloneysa Avery Hubbard
1409 Round Hill Rd.
Vestavia Hills, AL 35216

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

File: **PEL-25-181**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) 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

Richard Lee Thompson, II, Successor Trustee of Richard Lee Thompson Living Trust, dated September 1st, 2022 (herein referred to as "Grantor," whether one or more), whose mailing address is

PO Box 227, Chelsea, AL 35043

by **Samra Meloneysa Avery Hubbard (herein referred to as "Grantee")**, whose mailing address is

1409 Round Hill Rd, Vestavia Hills, AL 35216

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 **300 Paradise Circle, lot 6, Shelby, AL 35143**, 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.

\$200,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

The property herein conveyed has a 2 Section 1996 Skyline mobile home, having the serial numbers 6H630378KAB, permanently affixed to the land.

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 28 day of February, 2025.

Richard Lee Thompson Living Trust
 By: [Signature]
 Richard Lee Thompson, II, Successor Trustee

State of Alabama
 County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Lee Thompson II**, whose name(s) as **Successor Trustee(s)** of **Richard Lee Thompson Living Trust**, 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, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Successor Trustee(s)** of **Richard Lee Thompson Living Trust**, on the day the same bears date.

Given under my hand and official seal this 28 day of February, 2025

[Signature]
 Notary Public
Cassy L. Dailey
 Printed Name
 My Commission Expires: 05/02/2026

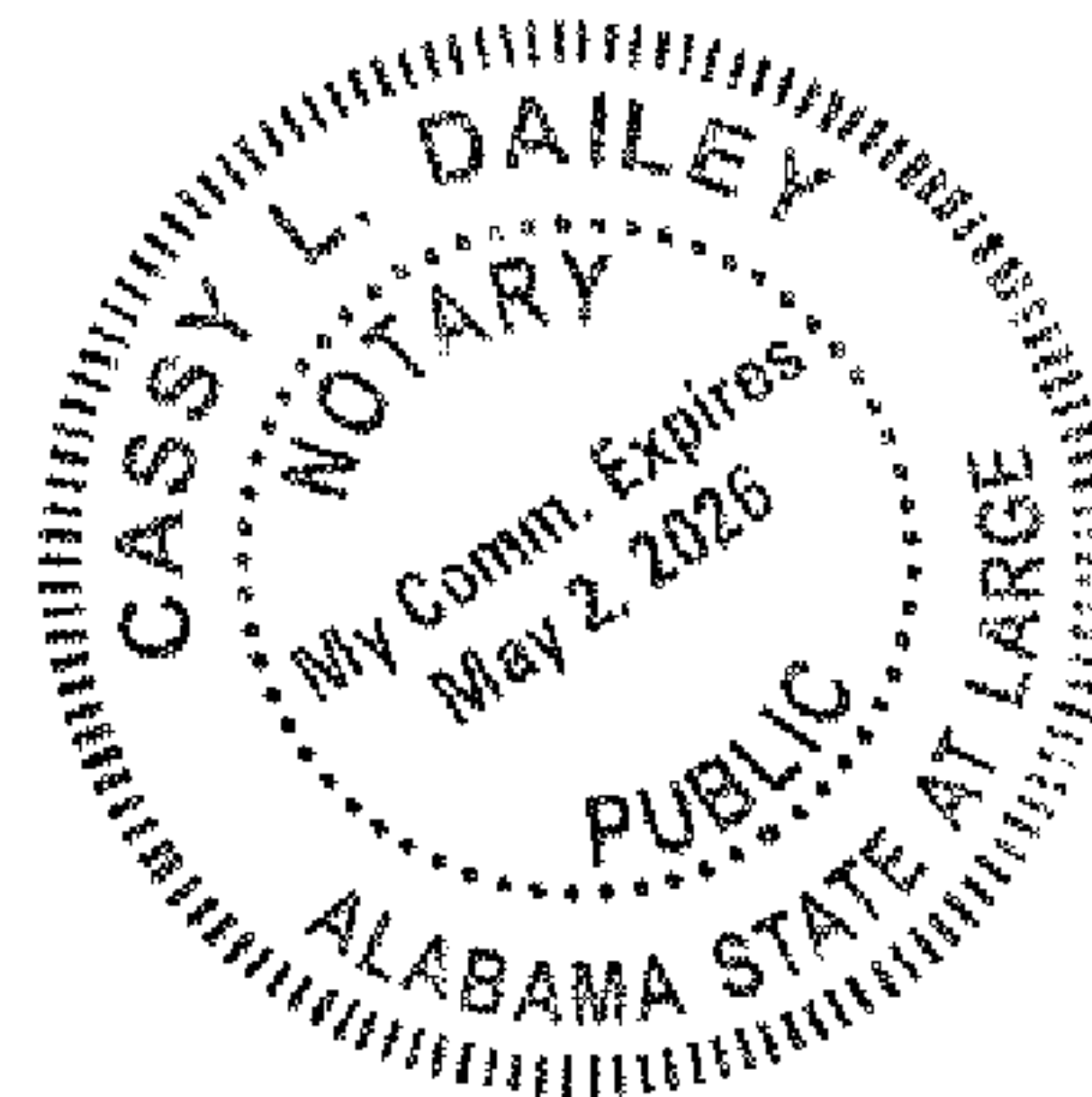


EXHIBIT A

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 18, Township 24 North, Range 16 East, being a part of the same land described in a description to John and Ailene Rice, recorded in Deed Book 272, at Page 491 of the real property records of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of the Northwest Quarter of Section 18, Township 24 North, Range 16 East; Thence South 89 deg. 51 min. 51 sec. West, a distance of 311.98 feet, to the center of Paradise Circle; Thence along the centerline of Paradise Circle the following bearings and distances;
South 5 deg. 22 min. 51 sec. West, a distance of 193.75 feet,
South 9 deg. 21 min. 09 sec. East, a distance of 156.17 feet,
South 28 deg. 16 min. 09 sec. East, a distance of 194.68 feet;

Thence along the centerline of a 30 private easement as described, on the Map of Rice Acres, Sector II, as described in Map Book 5, at Page 68, the following bearings and distances;

South 15 deg. 07 min. 09 sec. East, a distance of 160.16 feet,
South 34 deg. 16 min. 09 sec. East, a distance of 59.06 feet, thence
South 8 deg. 48 min. 09 sec. East, a distance of 158.75 feet;

Thence beginning a 20 wide easement, along an existing paved road, the centerline described by the following courses,

South 1 deg. 57 min. 45 sec. East, a distance of 40.40 feet,
thence South 8 deg. 57 min. 22 sec. East, a distance of 77.22 feet,
thence South 2 deg. 10 min. 46 sec. East, a distance of 42.94 feet;
thence South 4 deg. 26 min. 39 sec. East, a distance of 60.13 feet,
thence South 4 deg. 29 min. 58 sec. East, a distance of 65.22 feet,
South 6 deg. 12 min. 50 sec. East, a distance of 155.64 feet, a curve to the left, having a radius of 50.00 feet, an arc length of 25.93, South 35 deg. 55 min. 34 sec. East, a distance of 10.62 feet to the point of beginning;

Thence, continuing along said paved road, South 35 deg. 55 min. 34 sec. East, a distance of 72.01 feet; Thence along a curve to the left in said road, having a radius of 30.90 feet, an arc length of 18.58 feet; Thence along said road, South 70 deg. 23 min 20 sec. East, a distance of 50.73 feet; Thence South 5 deg. 54 min. 18 sec. East, a distance of 79.51 feet to elevation 397.00 feet, on the shore of Lay Lake; Thence along said elevation and shore the following bearings and distances; South 62 deg. 07 min. 32 sec. West, a distance of 18.75 feet, thence South 64 deg. 23 min. 53 sec. West, a distance of 30.28 feet, thence South 53 deg. 36 min. 49 sec. West, a distance of 16.06 feet, thence South 46 deg. 39 min. 43 sec. West, a distance of 32.28 feet; Thence North 12 deg. 04 min. 53 sec. West, a distance of 230.01 feet; Thence along a curve, having a chord bearing of 69 deg. 03 min. 52 sec. East and a radius of 15.27 feet, an arc length of 17.64 feet, to the Point of Beginning.

Easement description: Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 18, Township 24 North, Range 16 East: Thence South 89 deg. 51 min. 51 sec. West, a distance of 311.98 feet, to the center of Paradise Circle; Thence along the centerline of Paradise Circle the following bearings and distances; South 5 deg. 22 min. 51 sec. West, a distance of 193.75 feet, thence South 9 deg. 21 min. 09 sec. East, a distance of 156.17 feet, thence South 28 deg. 16 min. 09 sec. East, a distance of 194.68 feet, to the Point of Beginning; Thence along the centerline of a 30 foot private easement as described, on the Map of Rice Acres, Sector II, as described in Map Book 5, at Page 68, the following bearings and distances; South 15 deg. 07 min. 09 sec. East, a distance of 160.16 feet, thence South 34 deg. 16 min. 09 sec. East, a distance of 59.06 feet, thence South 8 deg. 48 min. 09 sec. East, a distance of 158.75 feet; Thence beginning a 20 foot wide easement, along an existing paved road, the centerline described by the following courses, South 1 deg. 57 min. 45 sec. East, a distance of 40.40 feet, thence South 8 deg. 57 min. 22 sec. East, a distance of 77.22 feet, thence South 2 deg. 10 min. 46 sec. East, a distance of 42.94 feet; thence South 4 deg. 26 min. 39 sec. East, a distance of 60.13 feet, thence South 4 deg. 29 min. 58 sec. East, a distance of 65.22 feet, thence South 6 deg. 12 min. 50 sec. East, a distance of 155.64 feet, a curve to the left, having a radius of 50.00 feet, an arc length of 25.93, South 35 deg. 55 min. 34 sec. East, a distance of 10.62 feet, to the Point of Beginning.



Ann S. Boyd