

STATE OF ALABAMA)  
SHELBY COUNTY )

Send tax notices to:  
G. Steven Henry  
274 Wehapa Circle  
Leeds, AL 35094

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Two Million and No/100 Dollars (\$2,000,000.00) and other good and valuable consideration in hand paid David D. Hood and Leigh B. Hood, husband and wife (collectively, "Grantor"), by Glen Steven Henry and Derotha Montgomery Henry (collectively, "Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, their heirs and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this General Warranty Deed is made subject to the matters described on Exhibit A attached hereto and made a part hereof (the "Exceptions").

\$2,000,000.00 of the purchase price is being paid with the proceeds of a mortgage executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** the Property unto Grantee, their heirs and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.


And Grantor, for Grantor, and Grantor's heirs and assigns, covenants with Grantee, and their heirs and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except for the Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's heirs and assigns, shall warrant and defend the same to Grantee and their heirs and assigns, forever, against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
David D. Hood and Leigh B. Hood	Glen Steven Henry and Derotha Montgomery Henry
P.O. Box 2371	274 Wehapa Circle
Birmingham, AL 35201	Leeds, AL 35094
Property Address: 274 Wehapa Cir. Leeds, AL 35094	
Date of Sale:	April 7, 2025
Total Purchase Price:	\$2,000,000.00
The Purchase Price can be verified in:	Settlement Statement

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed, to be effective as of April 7, 2025.

**GRANTOR:**

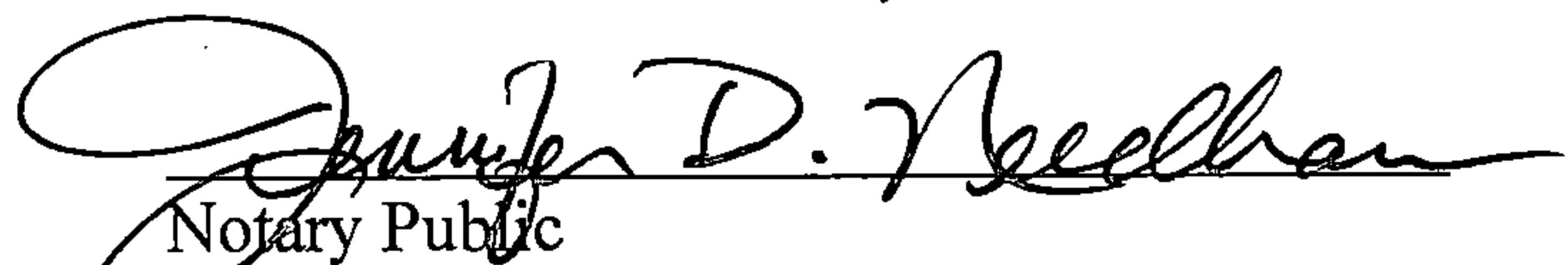
  
Name: DAVID D. HOOD

  
Name: LEIGH B. HOOD

STATE OF ALABAMA     )  
SHELBY COUNTY        )

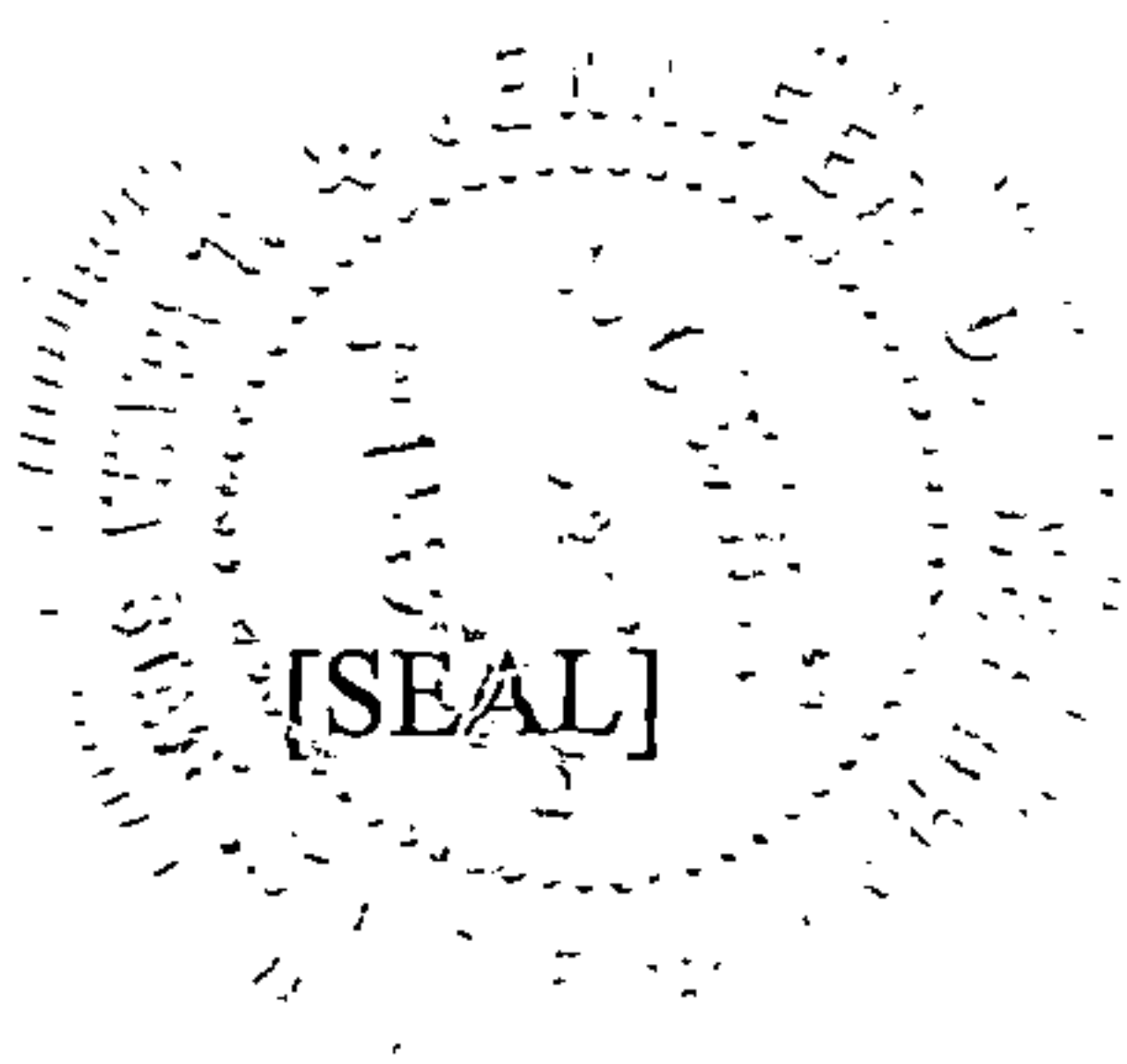
I, the undersigned, a Notary Public for the State of Alabama, hereby certify that David D. Hood and Leigh B. Hood, husband and wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of April, 2025.

  
Notary Public

Printed Name: Jennifer D. Needham

My commission expires: 3/4/29



This Instrument Prepared By:


Timothy M. Fulmer  
Fulmer, May & Stuckey, LLC  
300 Cahaba Park Circle, Suite 100  
Birmingham, Alabama 35242

**JENNIFER D. NEEDHAM**  
Notary Public, Alabama State At Large  
My Commission Expires Mar. 4, 2029



## **EXHIBIT A**

### **Description of the Property**

  
20250408000104620 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/08/2025 02:47:11 PM FILED/CERT

Lot 3-A, according to the Map of Lake Wehapa, situated in the Southwest  $\frac{1}{4}$ , and Southwest  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  of Section 8, Township 18 South, Range 1 East, and the Northeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  of Section 17, Township 18 South, Range 1 East, according to the Map as recorded in Map Book 4, on Page 62, in the Probate Office of Shelby County, Alabama.

### **Exceptions**

1. Taxes and assessments for the year 2025 and subsequent years and not yet due and payable.
2. Easement(s), building line(s), notes and restrictions as shown on recorded map(s) in Map Book 4, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right of Way to Shelby County as recorded in Deed Book 196, Page 258, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 214, Page 365; Deed Book 150, Page 11; Deed Book 200, Page 528; Deed Book 223, Page 102; and Instrument #1996-4174, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of Way and easement granted to Water Works Board of the City of Birmingham as recorded in Book 69, Page 438, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Riparian and other rights created by the fact that the subject property fronts on Lake Wehapa.
7. Terms, conditions easements, restrictions and liens as set out in the Declaration of Restrictive Covenants recorded in Real Volume 375, Page 908, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Restrictions and limitations as set in Declaration by Wehapa Land Company, Inc. recorded in Deed Book 214, Page 463; Real Record 375, Page 908; and Instrument #2001-55800, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Easement for public roads which may now exist across any portion of said property and easement for private roads shown upon Map of Lake Wehapa recorded in Map Book 4, Pages 61 - 64, in the Office of the Judge of Probate of Shelby County, Alabama.