

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
New Day Properties LLC
115 Emerald Lake Drive
Pelham, AL 35124

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Debbie S. Barnes, a married woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby gives, grants, bargains, sells and conveys unto the GRANTEE, **New Day Properties LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

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

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET WITH THE WEST CURB LINE OF THOMPSON STREET IN THE TOWN OF COLUMBIANA, AND RUN THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED, CONTINUE THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 108 FEET; THENCE RUN NORTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 303 FEET; THENCE RUN NORTH 79 DEGREES 30 MINUTES EAST A DISTANCE OF 105 FEET; RUN THENCE SOUTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 283 FEET TO POINT OF BEGINNING AND BEING KNOWN AS A PART OF LOT 70, W. J. HORSLEY'S MAP OF COLUMBIANA, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

COMMENCE WHERE THE WEST CURB LINE OF THOMPSON STREET INTERSECTS THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET; THENCE SOUTH 61 DEGREES 30 MINUTES WEST 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE SOUTH 61 DEGREES 30 MINUTES WEST 108 FEET; THENCE NORTH 12 DEGREES 30 MINUTES WEST 200 FEET, THENCE NORTH 72 DEGREES 30 MINUTES EAST 105 FEET; THENCE SOUTH 12 DEGREES 30 MINUTES EAST 190 FEET TO THE POINT OF BEGINNING.

SAID LOT BEING SITUATED IN THE TOWN OF COLUMBIANA, ALABAMA, SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **115 Carters Ln, Columbiana, AL 35051**

The property conveyed does not constitute the homestead of the grantor nor that of her spouse.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

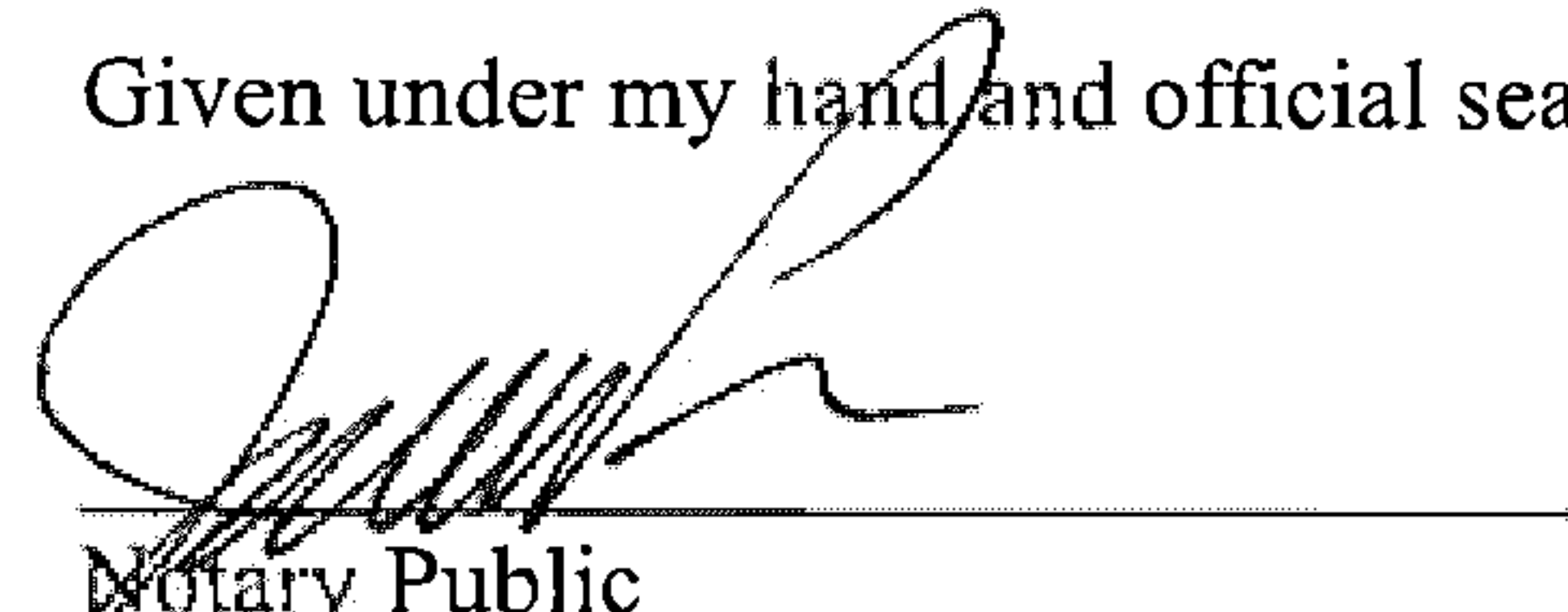
IN WITNESS WHEREOF, said GRANTOR have hereunto set her hands and seals this **April 17, 2025**.

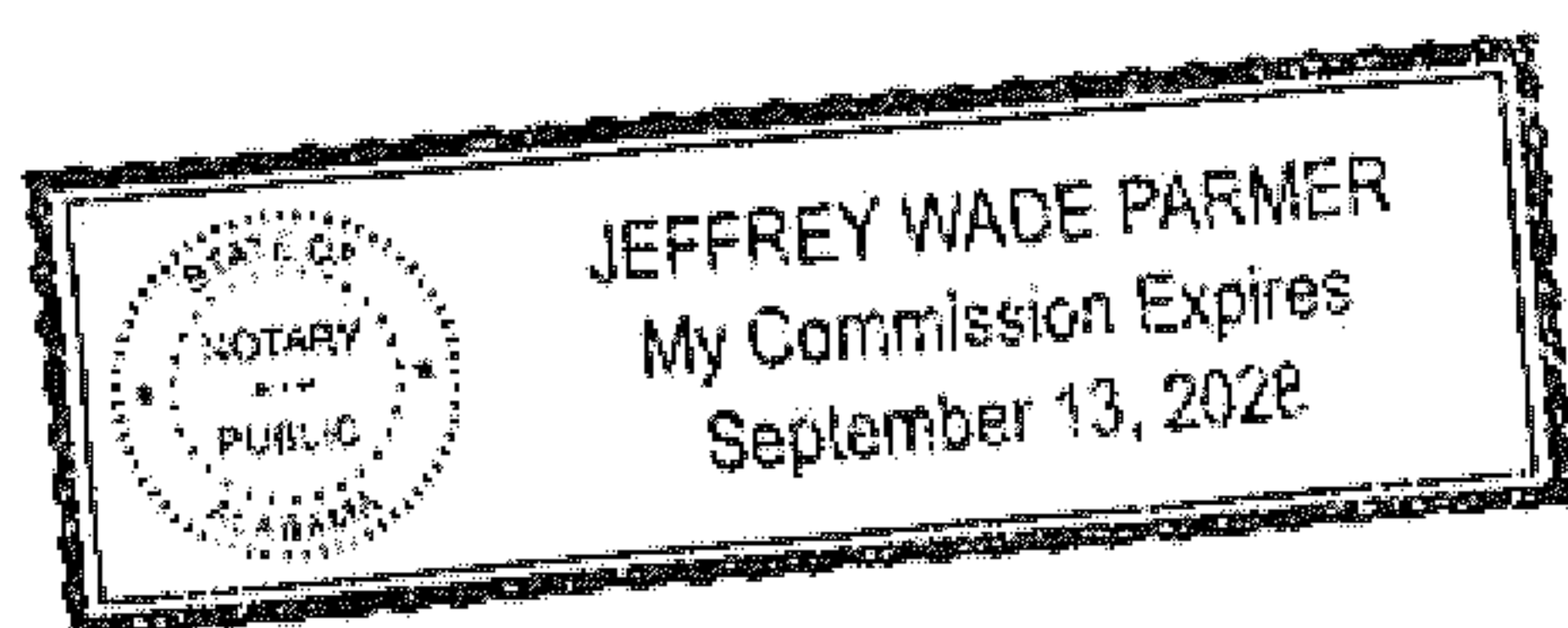

Debbie S. Barnes

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Debbie S. Barnes 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 17th day of April, 2025.


Notary Public
My Commission Expires: *9.13.2028*



Allen S. Bayal