20250418000115920 04/18/2025 08:24:46 AM DEEDS 1/3

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.

Motary Public

My Commission Expires: 913.2028

JEFFREY WADE PARMER

My Commission Expires

September 13, 2028

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Debbie S. Barnes	Grantee's Name	New Day Properties LLC
	91 Yeager Drive	Mailing Address	115 Emerald Lake Drive
	Newnan, GA 30265	•	Pelham, AL 35124
		TD 4 C C 1	A .:1.17 2025
Property Address	Columbiana, AL 35051	Date of Sale Total Purchase Price	April 17, 2025 \$100,000
	Columbiana, AL 33031	or	φισο,σσοισσ
	······································	Actual Value	_: :
		or	
	Ass	sessor's Market Value	······································
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)			
Bill of Sale	Appraisal		
Sales Contrac	ot Other		
Closing State			
Closing State			
If the conveyance is not required.	e document presented for recordation contains all	of the required informat	tion referenced above, the filing of this form
		ections	
Grantor's name at mailing address.	nd mailing address - provide the name of the perso	on or persons conveying	g interest to property and their current
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.			
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.			
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.			
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.			
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> § 40-22-1 (h).			
<u>-</u>	st of my knowledge and belief that the information ny false statements claimed on this form may resu h).		
Date April 17, 2	2025	Print Jeff W. Pa	rmer
Unattested		Sign Je S	former
	(verified by)		intor/Grantce/Owner Agent) circle one
A HAM	Filed and Recorded Official Public Records Judge of Probate, Shelby County Clerk Shelby County, AL 04/18/2025 08:24:46 AM		Form RT-1