

Send Tax Notice to:
William Lee Lott and Bailey Marie
Lott
205 Silverstone Lane
Alabaster, AL 35007

This Instrument Prepared By:
Shami Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-3811

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED AND 00/100 (\$126,500.00)** 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 **Walker Family Holdings LTD, an Alabama Partnership (herein referred to as "Grantor,"** whether one or more), whose mailing address is

6969 Gadsden Highway, Trussville, AL 35173

by **William Lee Lott and Bailey Marie Lott (herein referred to as "Grantee,"** whether one or more), whose mailing address is

205 Silverstone Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **Lot 2 Little Beeswax, Columbiana, AL 35051**, 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 Grantees, as Joint Tenants with Right of Survivorship, their heirs, executors, administrators, and/or assigns forever.

The Grantor does for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right sell and convey the same as aforesaid; that it will, and its heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set hand and seal, this 18 day of April, 2025.

Walker Family Holdings LTD, an Alabama Partnership

By: John Guy Walker
John Guy Walker, President of JG Walker Realty, Inc.
as General Partner of The Seller, Walker Family Holdings, LTD.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Guy Walker, whose name as President of JG Walker Realty, Inc., General Partner of the Seller, Walker Family Holdings, Ltd., is 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, he executed the same voluntarily and with full authority as such Partner, on the day the same bears date.

Given under my hand and official seal this 18 day of April, 2025.

Shami S. Malone
Notary Public
My Commission Expires: 11/3/2028

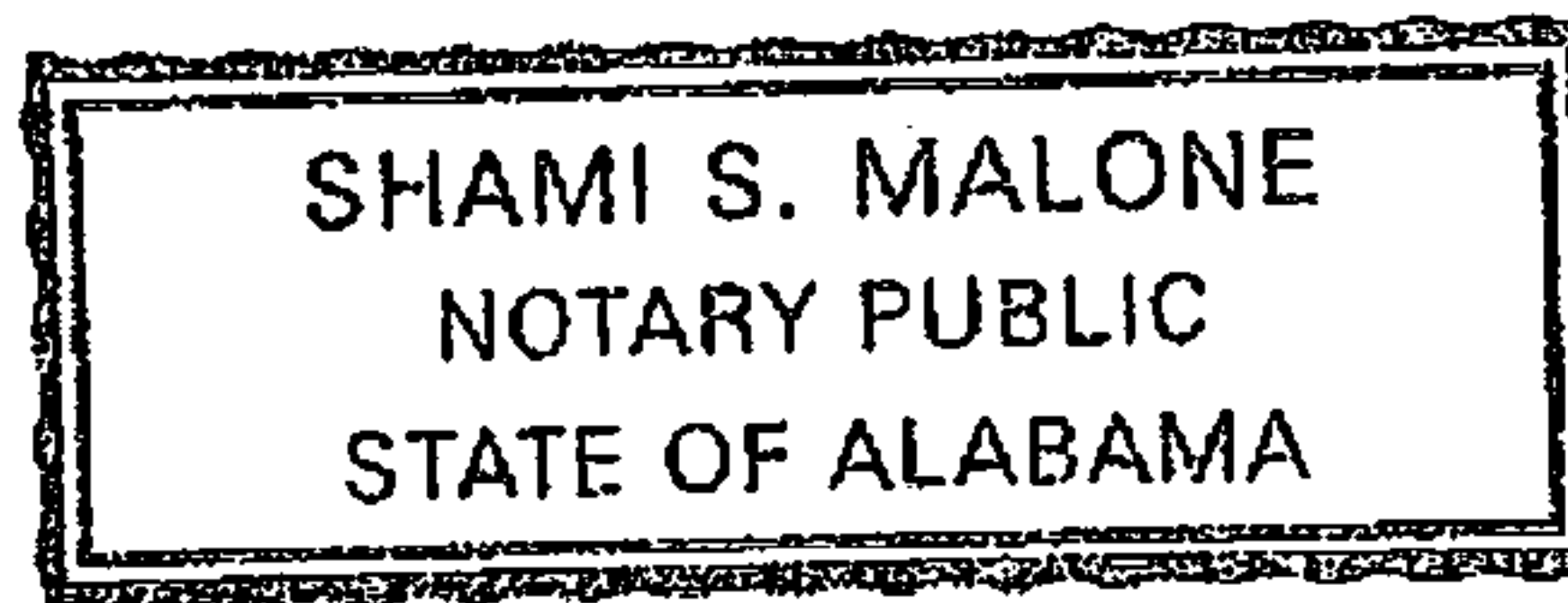


EXHIBIT A

Property 1:

Lot 2, according to the Final Plat of Little Beeswax Creek Farms, as recorded in Map Book 61, Page 12, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/18/2025 09:26:55 AM
\$154.50 BRITTANI
20250418000116020

Allen S. Bayl