

SEND TAX NOTICE TO:
Restore Common Ground LLC
5900 Balcones Drive
Austin, TX 78731

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **NINETY SEVEN THOUSAND THREE HUNDRED SEVENTY FIVE AND 00/100 (\$97,375.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Carol D. Foust, an unmarried woman**, whose address is 103 Lannom Circle, Tullahoma, TN 37388 (hereinafter "Grantor", whether one or more), by **Restore Common Ground LLC, an Alabama Limited Liability Company**, whose address is 5900 Balcones Drive, Austin, TX 78731 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Restore Common Ground LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 116 Oak Street, Alabaster, AL 35114 to-wit:**

Lot 10, according to the Survey of Woodland Hills Subdivision, as recorded in Map Book 5, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$216,687.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of May, 2025.

Carol D. Foust
Carol D. Foust

STATE OF WISCONSIN

COUNTY OF Columbia

I, the undersigned Notary Public in and for said County and State, hereby certify that Carol D. Foust whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2025.

Jim Atkinson
Notary Public
My Commission Expires: 10/25/2028

JIM ATKINSON
Notary Public
State of Wisconsin



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2025 03:30:55 PM
\$26.00 PAYGE
20250507000138320

Alli S. Bevil