

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
PBPHD LLC
2324 Barr Rd
Vestavia, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Jimmy Leys, unmarried

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

PBPHD LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 19 South, Range 1 East, containing five acres more or less, and described as follows: Begin at a point on the north line of said forty that is 330 feet west of the northeast corner of said forty; thence west along the north line of said forty 330 feet; thence south and parallel with the east line of said forty to the north line of the Florida Short Route Highway right of way; thence northeasterly along said right of way to a point that is three hundred thirty (330) feet west of the east line of said forty; thence north to point of beginning.

Less and Except

A parcel of land containing 3.42 acres, located in the NE 1/4 of the SW 1/4, Section 23, Township 19 South, Range 1 East, Shelby County, AL, described as follows: Commence at the NE corner of said quarter- quarter section and run South 85 degrees 11 minutes 58 seconds West along the North boundary 314.55 feet to the point of beginning; thence run South 88 degrees 10 minutes 26 seconds West along a point line 329.91 feet to an iron; thence run South 00 degrees 49 minutes 34 seconds East 344.03 feet; thence run North 84 degrees 57 minutes 30 seconds East 93.18 feet; thence run South 35 degrees 28 minutes 27 seconds East 300.77 feet to the intersection of the Northwest right of way of County Road 280, thence North 61 degrees 03 minutes 14 seconds East along said right of way 74.77 feet, thence run North 00 degrees 49 minutes 34 seconds West 555.13 feet to the point of beginning.

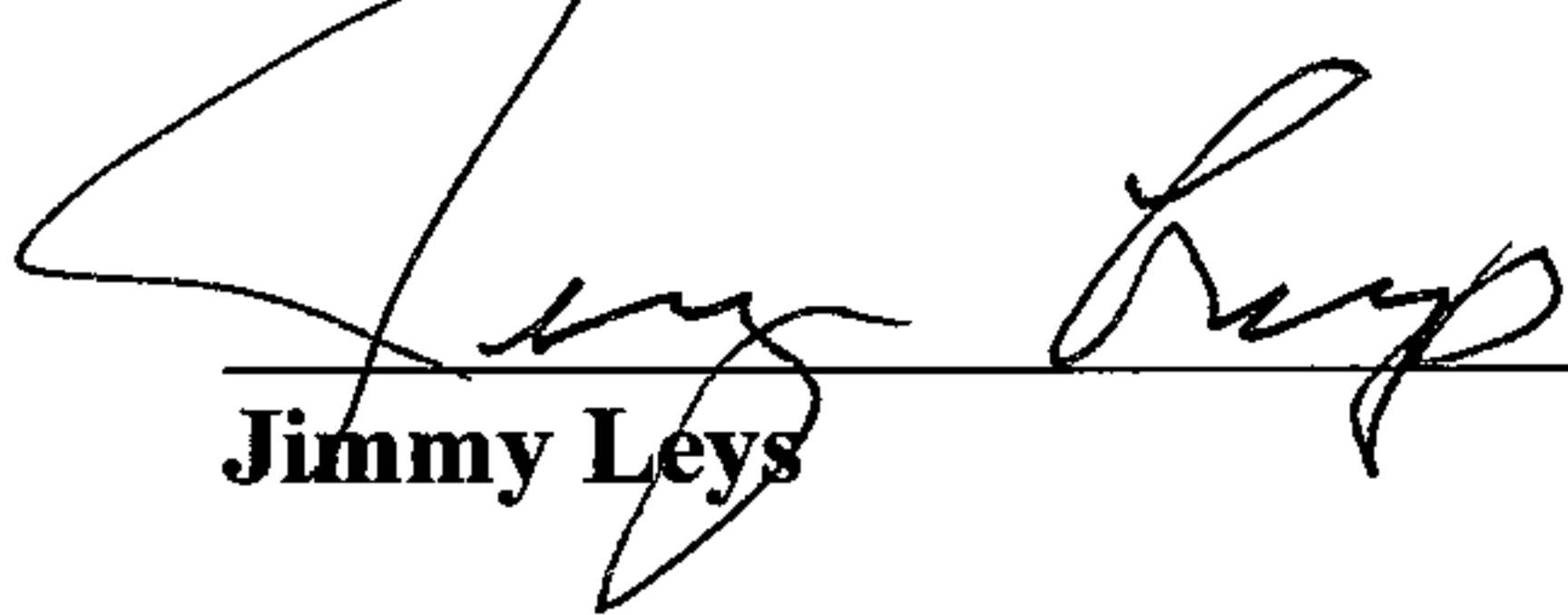
Jimmy Leys is the surviving grantee of that deed recorded in Instrument No. 20060620000294150, in the Probate Office of Shelby County, Alabama; the other grantee Janice Leys, having died on or about the 15th day of June, 2024.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 9th day of May, 2025.


Jimmy Leys

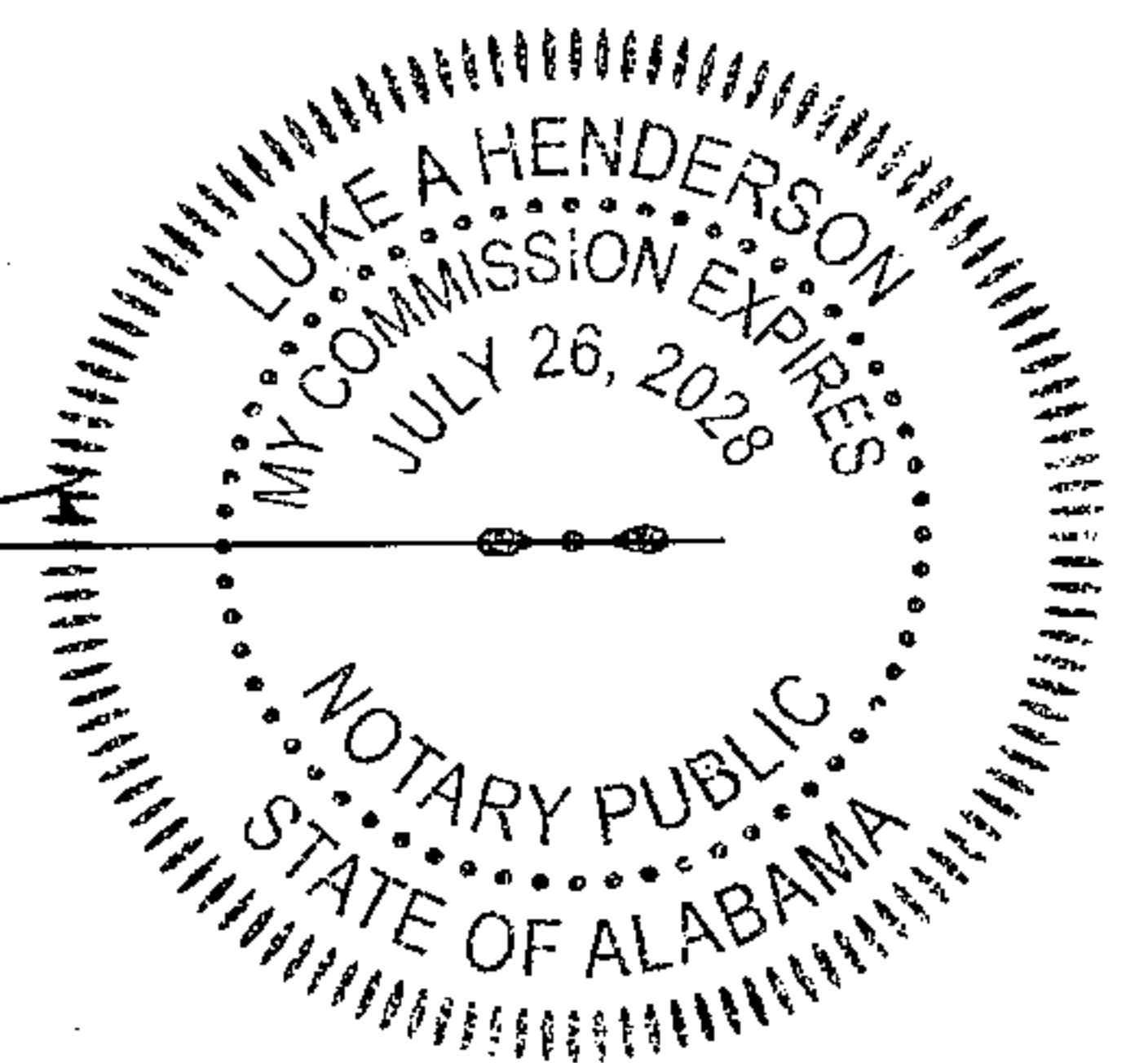
STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Jimmy Leys** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 9, 2025.

My Commission Expires:


 Notary Public



Grantor's Address: 1905 Hackberry Lane
 Demopolis, AL 36732

Property Address: 60 Wildberry Dr Westover, AL 35147

Parcel ID Number: 08 6 23 0 000 006.000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2025 10:56:31 AM
 \$100.00 PAYGE
 20250509000140520

