

Send Tax Notice to:  
John Matthew Williamson and  
Kaitlin Joy Williamson  
2368 Highway 77  
Columbiana, AL 35051

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

File: TVL-25-564

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED THIRTY THREE THOUSAND EIGHT HUNDRED AND 00/100 (\$133,800.00)** 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, a Partnership** (herein referred to as "Grantor," whether one or more), whose mailing address is

6969 Gadsden Highway, Trussville, AL 35173

by **John Matthew Williamson and Kaitlin Joy Williamson** (herein referred to as "Grantee," whether one or more), whose mailing address is

2368 Highway 77, Columbiana, AL 35051

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 **2368 Highway 77, 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.**

**\$229,441.74 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

**Together with a 2024 Southern Energy Homes, Inc./Pride Manufactured Home having the Serial Number SA4085807ALABAC.**

**TO HAVE AND TO HOLD** to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of May, 2025.

Walker Family Holdings LTD, a Partnership

By: John Guy Walker

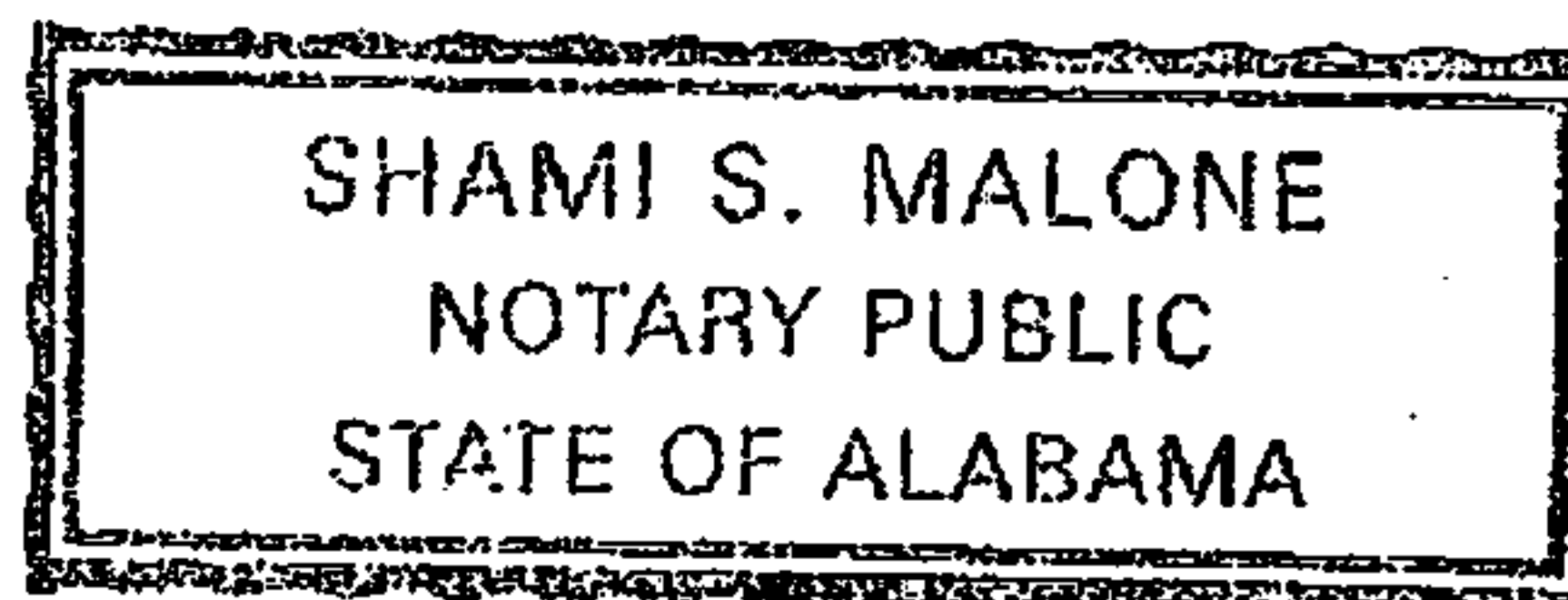
John Guy Walker, President of JG Walker Realty, Inc as General Partner of the seller, Walker Family Holdings, Ltd.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Guy Walker, President of JG Walker Realty, Inc as General Partner of the seller, Walker Family Holdings, Ltd. of Walker Family Holdings LTD 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 official seal this 22nd day of May, 2025.

\_\_\_\_\_  
Notary Public  
My Commission Expires:



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**EXHIBIT A**

Property 1:

Lot 1, 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  
05/23/2025 09:35:53 AM  
\$29.00 KELSEY  
20250523000157910

*Allen S. Bayal*