

Send Tax Notice to:
2206 Decatur, LLC
PO Box 145
Trussville, AL 35173

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

File: TVL-25-5551

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00) 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 **Faye F. Hester, an unmarried woman, (herein referred to as "Grantor," whether one or more)**, whose mailing address is

839 - Third Street, Thorsby, AL 35171

by **2206 Decatur, LLC (herein referred to as "Grantee")**, whose mailing address is
PO Box 145, Trussville, AL 35173

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4116 South Shades Crest Road, Birmingham, AL 35244**, 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.

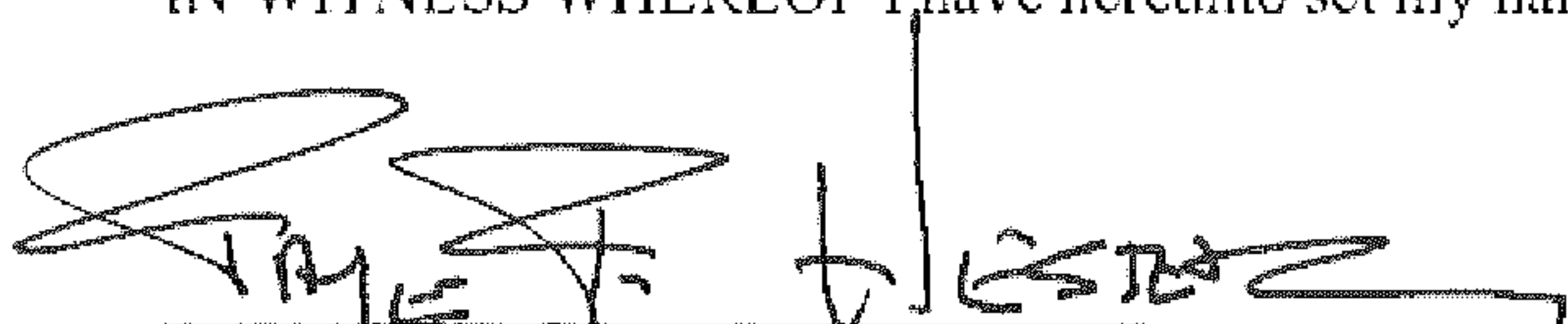
\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Glynn H. Hester, joint tenant with right of survivorship in the deed recorded in 20130312000103110, is deceased, having died on or about April 8, 2013.

TO HAVE AND TO HOLD to said Grantee, its successors and/or assigns forever.

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

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 6th day of June, 2025.

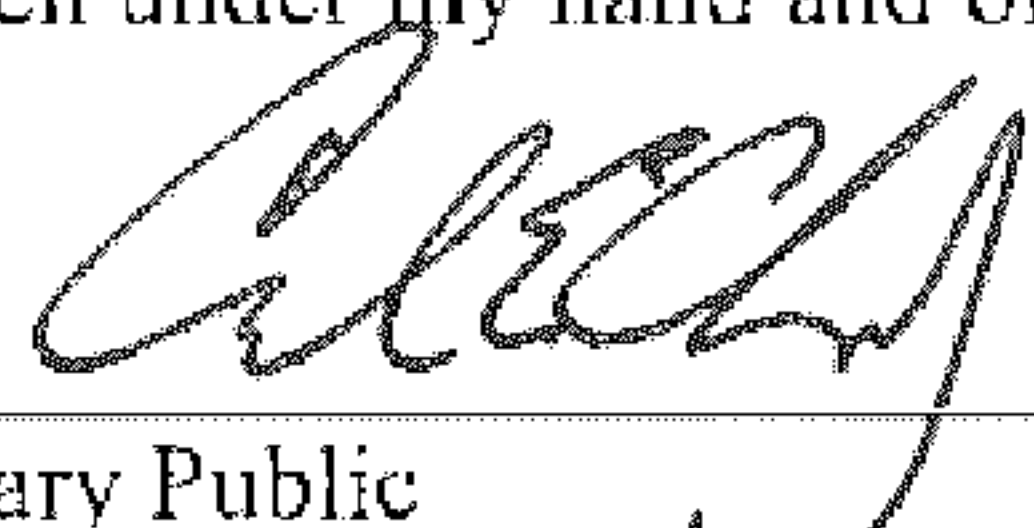


Faye F. Hester

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Faye F Hester 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 6th day of June, 2025.



Notary Public
My Commission Expires: 5/27/2028

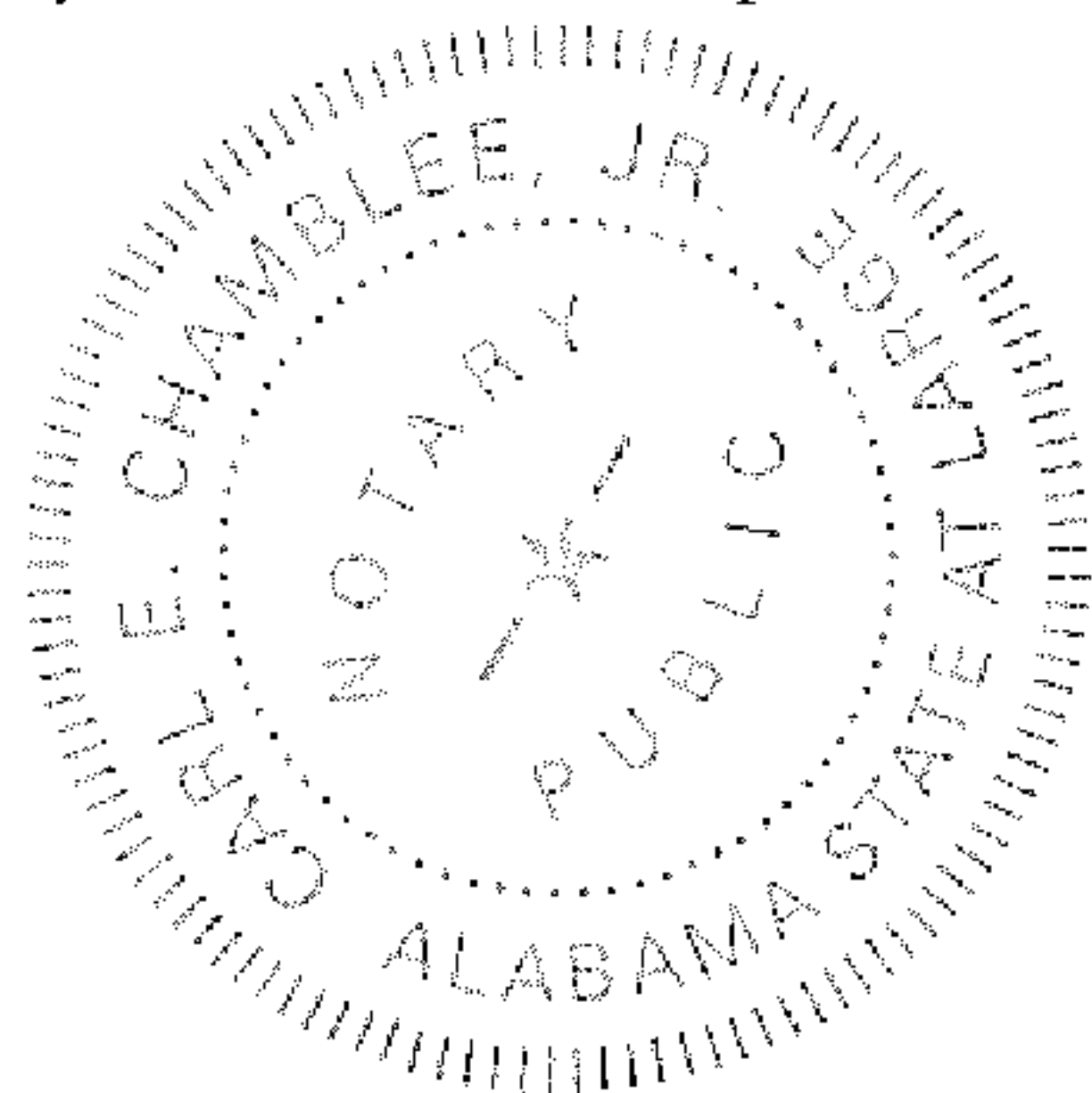


EXHIBIT A**Property 1:**

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, for a point of beginning; thence from the North line turn 49 degrees 35 minutes to the right and run southeasterly a distance of 201.0 feet; thence turn 90 degrees 00 minutes to the left for a distance of 150.0 feet; thence turn 90 degrees 00 minutes to the right for a distance of 281.49 feet to a point on the northwesterly right of way of a county road; thence turn 97 degrees 02 minutes to the left and run northeasterly along said right of way for a distance of 81.49 feet to the point of beginning of a curve to the right, said curve having a radius at its right of way of 2247.95 feet and a intersecting angle of 7 degrees 03 minutes; thence run an arc distance of 276.60 feet to its point of tangency; thence turn tangent to said curve and continue northeasterly and along said right of way for a distance of 9.68 feet to a point on the North line of said NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West; thence turn 138 degrees 36 minutes to the left end run westerly and along said North line for a distance of 688.71 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2025 03:16:35 PM
\$288.00 KELSEY
20250606000174780

Allie S. Bayl