

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Kenneth Walker
101 Carter Lane
Columbiana, AL 35051

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$229,900.00) and other good and valuable consideration to the undersigned grantor, Barber Real Estate, LLC dba Barber Design and Build LLC, a Georgia Limited Liability Company (herein referred to as Grantor) in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Kenneth Walker (herein referred to as Grantee(s) whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF NORTH MAIN STREET WITH THE SOUTH LINE OF CARTER'S LANE (SOMETIMES DESIGNATED AS CROSS STREET), IN THE TOWN OF COLUMBIANA, ALABAMA, AND RUN THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID CARTER'S LANE A DISTANCE OF 236 FEET TO THE NORTHEAST CORNER OF OLEN JACKSON LOT FOR THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED: THENCE RUN A DISTANCE OF 120 FEET IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID OLEN JACKSON LOT; THENCE RUN EAST, PARALLEL WITH THE SOUTH LINE OF CARTER'S LANE A DISTANCE OF 15 FEET; THENCE RUN NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID OLEN JACKSON LOT, A DISTANCE OF 120 FEET TO A POINT ON THE SOUTH LINE OF CARTER'S LANE; THENCE RUN WEST ALONG THE SOUTH LINE OF CARTER'S LANE A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SHELBY COUNTY, ALABAMA:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF COLUMBIANA, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE EASTERN BOUNDARY LINE OF SECTION 26, TOWNSHIP 21, RANGE 1 WEST INTERSECTS WITH THE SOUTHERN BOUNDARY OF THAT CERTAIN STREET KNOWN AS "CARTER'S LANE", IN SAID TOWN AND RUN IN A WESTERLY DIRECTION ALONG SAID SOUTHERN BOUNDARY OF SAID "CARTER'S LANE", 175 FEET TO THE POINT OF BEGINNING; THENCE RUN IN A SOUTHERN DIRECTION ALONG WEST LINE OF FRANK LYON'S LOT 106 FEET; THENCE IN A WESTERLY DIRECTION, PARALLEL WITH SAID CARTER'S LANE", 60 FEET, THENCE RUN IN A NORTHERLY DIRECTION, PARALLEL TO SAID WESTERN BOUNDARY OF FRANK LYON'S LOT 106 FEET TO SAID SOUTHERN BOUNDARY OF SAID CARTER'S LANE; THENCE EASTERLY ALONG SAID SOUTHERN BOUNDARY OF CARTER'S LANE, 60 FEET TO POINT OF BEGINNING.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$232,222.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said grantee(s), his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee(s), his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Barber Real Estate, LLC dba Barber Design and Build LLC by its Sole Member, who is authorized to execute this conveyance, has hereto set signature and seal on the date stated in the notary acknowledgement, the same to be effective as of the 11th day of July, 2025

Barber Real Estate, LLC dba Barber Design and Build LLC, a Georgia Limited Liability Company

By:

[Signature]
Brittany Barber, Sole Member

Sole member

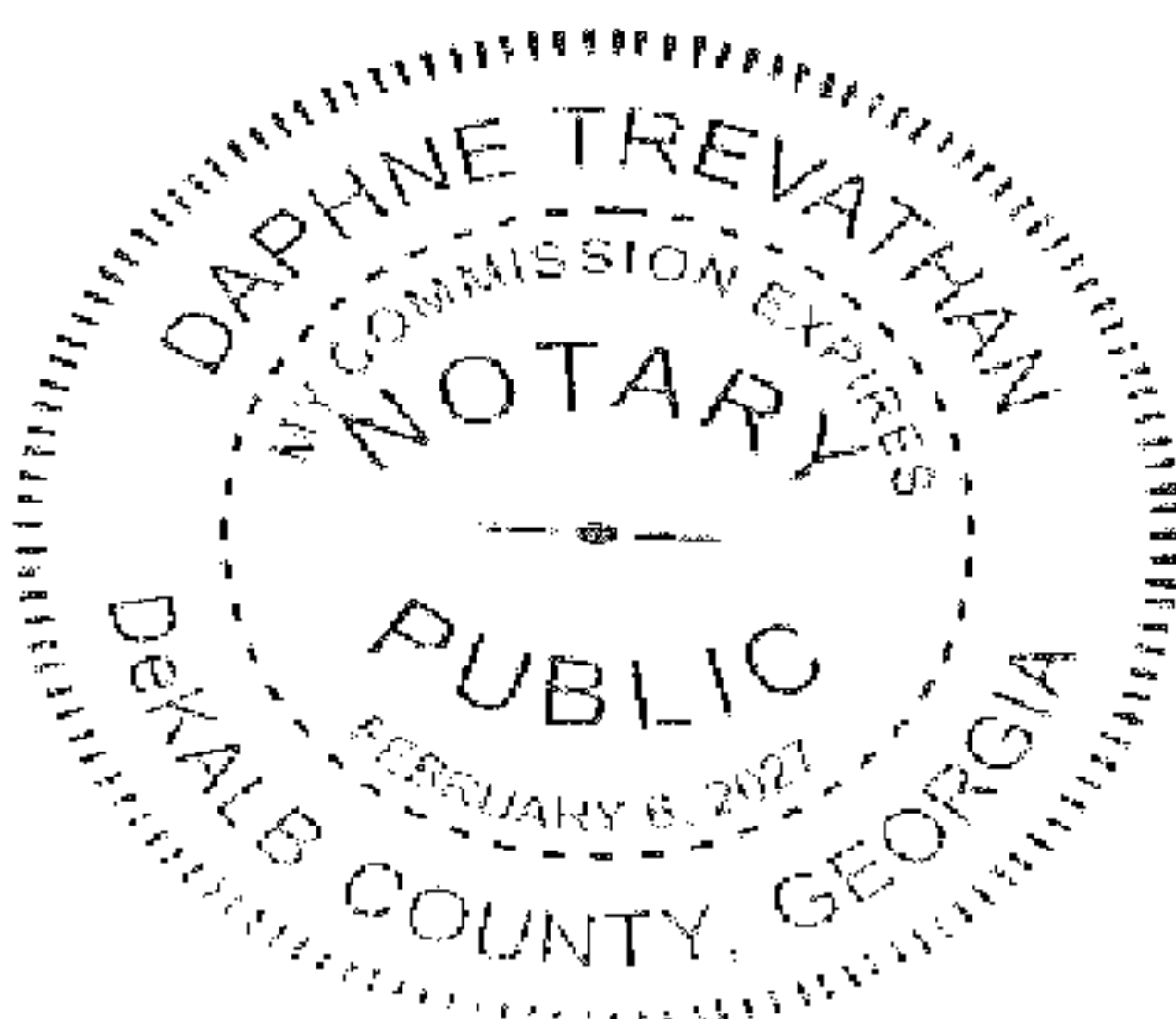
STATE OF *Georgia*
COUNTY OF *Fulton*

I, *Daphne Trevathan* Notary Public, in and for said County in said State, hereby certify that Brittany Barber, whose name as Sole Member of Barber Real Estate, LLC dba Barber Design and Build LLC, a GA Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this *10th* day of July, 2025.

[Signature]
Notary Public

My Commission Expires: *02/06/27*



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Barber Real Estate, LLC dba Barber Design and Build LLCGrantee's Name Kenneth WalkerMailing Address 3818 Heritage Walk
Alpharetta (Milton), GA 30009-1580Mailing Address 101 Carter Lane
Columbiana, AL 35051Property Address 101 Carter Ln
Columbiana, AL 35051Date of Sale July 11, 2025Total Purchase Price \$229,900.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/11/25Print Shannon Crull

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2025 12:57:24 PM
\$29.00 KELSEY
20250715000214040

Form RT-1Alex S. Bayl