

Send Tax Notice to:
New Hope Investments, LLC
1080 Mountaineer Drive
Cumming, GA 30041

File: HML-25-7132

STATE OF ALABAMA
COUNTY OF SHELBY

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR
OPINION OF TITLE. PREPARER
MAKES NO WARRANTIES AS TO
THE ACCURACY OF THE
CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

County Appraised Value
\$257,130.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$0.00) 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

Greg Byers, a married person, and Ronald Byers, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

by **New Hope Investments, LLC (herein referred to as "Grantee"),** whose mailing address is

212 West Troy Street, Suite B, Dothan, AL 36303

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 **104 Whitestone Trail, Calera, AL 35040,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This property is not the homestead of the grantor or their spouses.

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.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 20 day of September, 2025

Greg Byers
Greg Byers

Ronald Byers
Ronald Byers

STATE OF Georgia

COUNTY OF Forsyth

I, the undersigned Notary Public in and for said County and State, hereby certify that Greg Byers, Ronald Byers and whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of September, 2025.

Ohnichio Bailey
Notary Public
My Commission Expires: 11/15/2025

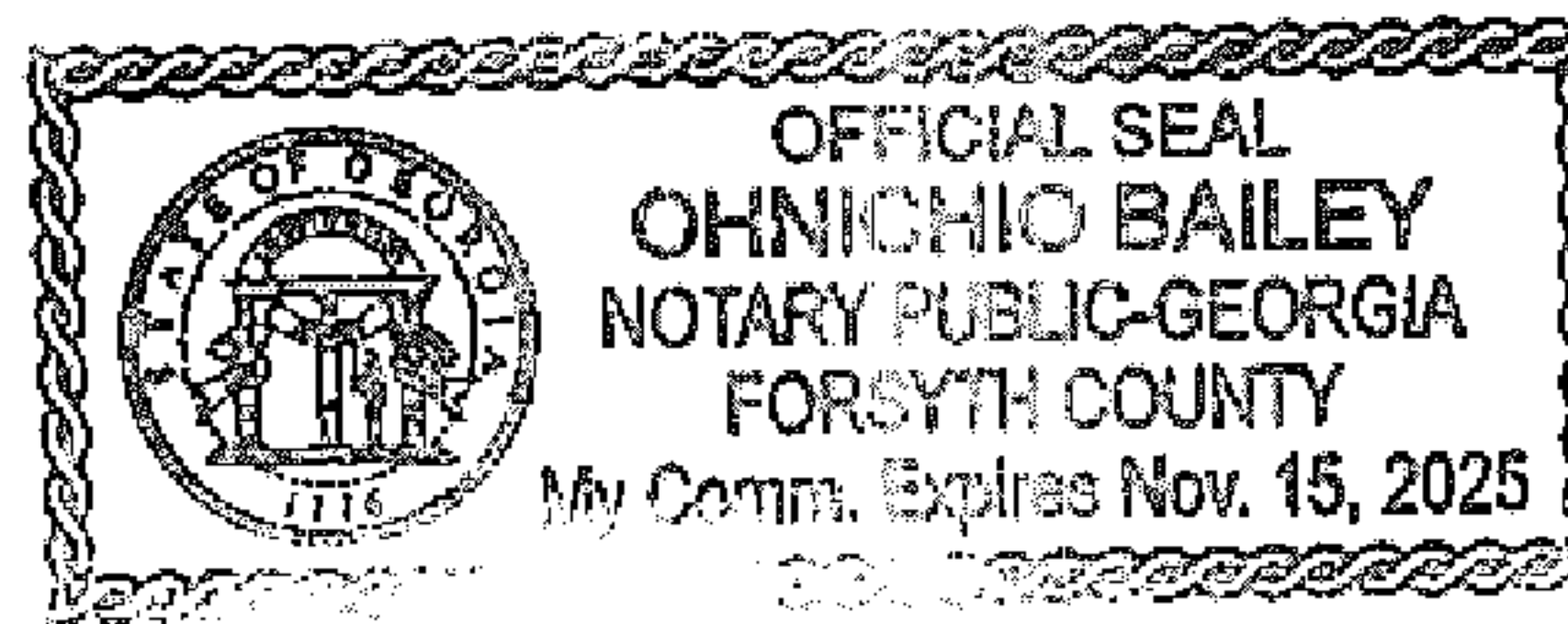


EXHIBIT A

Property 1:

Lot 50, according to the final plat of Stonecreek, Phase 4, as recorded in Map Book 37, Page 44, 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
10/20/2025 12:37:49 PM
\$285.50 BRITTANI
20251020000321600

Allen S. Bayl