

Send Tax Notice to:  
New Hope Investments, LLC  
1080 Mountclair Dr.  
Cumming, GA 30041

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

File: HML-25-7131

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

County Appraised Value  
\$225,900.00

STATE OF ALABAMA  
COUNTY OF SHELBY

## 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

**6235 CROFTON DR, ALPHARETTA, GA 30005**

by **New Hope Investments, LLC (herein referred to as "Grantee"),** whose mailing address is  
**1080 MOUNTCLAIRE DR, CUMMING, GA 30041**

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 **114 Windsor Ridge Drive, Pelham, AL 35124,** 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 grantors 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

[Signature]  
Greg Byers

[Signature]  
Ronald Byers

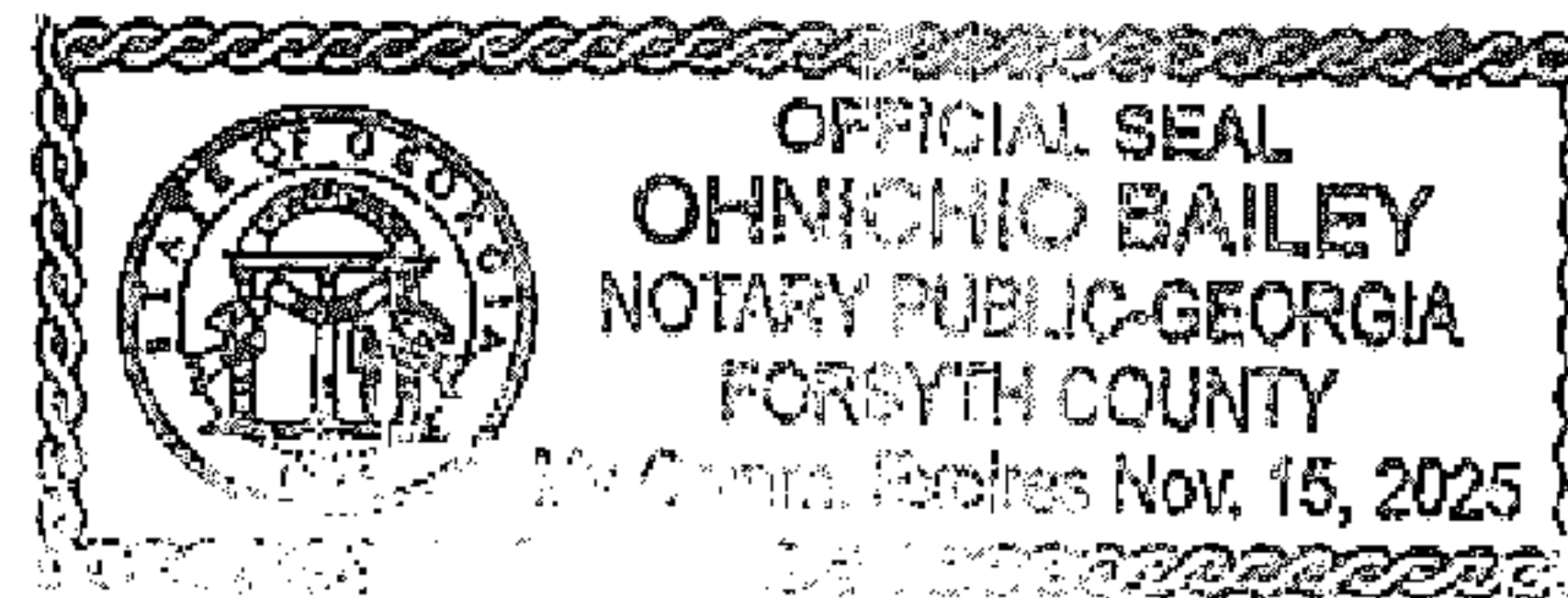
STATE OF Georgia

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.

[Signature]  
Notary Public  
My Commission Expires: 11/15/2025



**EXHIBIT A**

Property 1:

Lot 8, according to the Survey of Windsor Ridge, as recorded in Map Book 21, Page 68, 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 01:08:05 PM**  
**\$254.00 JOANN**  
**20251020000321640**

*Allen S. Bayl*