

SEND TAX NOTICE TO:
Yellowleaf Adventures, LLC
452 Sunset Lake Circle
Chelsea, Alabama 35043

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Thousand dollars & no cents (\$430,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Casey Morris and Rachel Morris, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Yellowleaf Adventures, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION AND RUN NORTHERLY ALONG EAST LINE OF SAID TRACT 210 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG EAST LINE OF SAID TRACT 640.50 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES AND RUN WESTERLY 9 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA SHORT ROUTE HIGHWAY; THENCE TURN AN ANGLE TO THE LEFT AND RUN SOUTHWESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE 481.20 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 2 DEGREES 30 MINUTES AND CONTINUE ALONG SAID HIGHWAY RIGHT OF WAY LINE 150 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 101 DEGREES AND RUN ALONG NORTH LINE OF PROPERTY FORMERLY BELONGING TO HENRY L. WALKER, JR., A DISTANCE OF 316.50 FEET TO POINT OF BEGINNING. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY. SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL 2

FROM A 5/8 INCH REBAR AT THE SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, BEING THE POINT OF BEGINNING AT HEREIN DESCRIBED PARCEL OF LAND, RUN THENCE NORTH ALONG THE EAST BOUNDARY OF SAID NW 1/4 OF NW 1/4 FOR A DISTANCE OF 212.59 FEET TO A 1 INCH SOLID BAR; THENCE TURN 73 DEGREES 29 MINUTES 29 SECONDS LEFT AND RUN A DISTANCE OF 315.64 FEET TO A 5/8 INCH REBAR ON THE EASTERLY BOUNDARY OF OLD U.S. HIGHWAY 280 (80 FT ROW); THENCE TURN 88 DEGREES 49 MINUTES 27 SECONDS LEFT AND RUN A DISTANCE OF 47.67 FEET ALONG SAID HIGHWAY BOUNDARY TO A 1/2 DISTANCE OF 51.60 FEET TO A 1/2 INCH REBAR; THENCE TURN 05 DEGREES 03 MINUTES 01 SECONDS LEFT AND RUN ALONG SAID HIGHWAY BOUNDARY FOR A DISTANCE OF 50.42 FEET TO 1/2 INCH REBAR; THENCE TURN 05 DEGREES 36 MINUTES 12 SECONDS LEFT AND RUN ALONG SAID HIGHWAY BOUNDARY FOR A DISTANCE OF 52.36 FEET TO A 1/2 INCH REBAR; THENCE TURN 05 DEGREES 20 MINUTES 46 SECONDS LEFT AND RUN ALONG SAID HIGHWAY BOUNDARY FOR A DISTANCE OF 49.20 FEET TO A 1/2 INCH REBAR; THENCE TURN 06 DEGREES 16 MINUTES 34 SECONDS LEFT AND RUN ALONG SAID HIGHWAY BOUNDARY FOR A DISTANCE OF 59.78 FEET TO A 1/2 INCH REBAR ON THE SOUTH BOUNDARY OF AFOREMENTIONED NW 1/4 OF NW 1/4; THENCE TURN 80 DEGREES 09 MINUTES 29 SECONDS LEFT AND RUN A DISTANCE OF 319.89 FEET TO THE POB OF HEREIN DESCRIBED PARCEL OF LAND; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$500,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

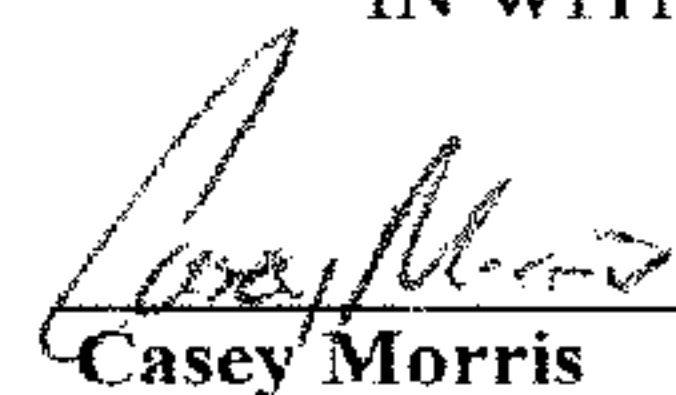
Easement granted to Alabama Power Company as recorded in Volume 102, Page 147, and Volume 131, Page 515, and Deed Book 231, Page 51, Public Records of Shelby County, Alabama.

Easement granted to Shelby County, Alabama as recorded in Deed Book 95, Page 509, Public Records of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **October 30, 2025**.

 (Seal)
Casey Morris

 (Seal)
Rachel Morris

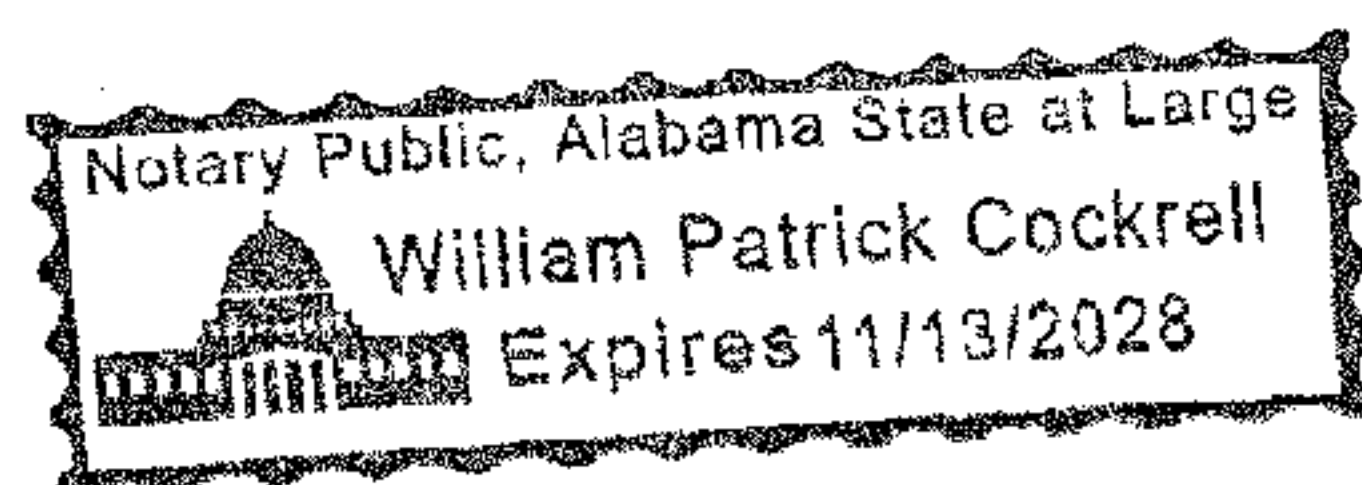
STATE OF ALABAMA

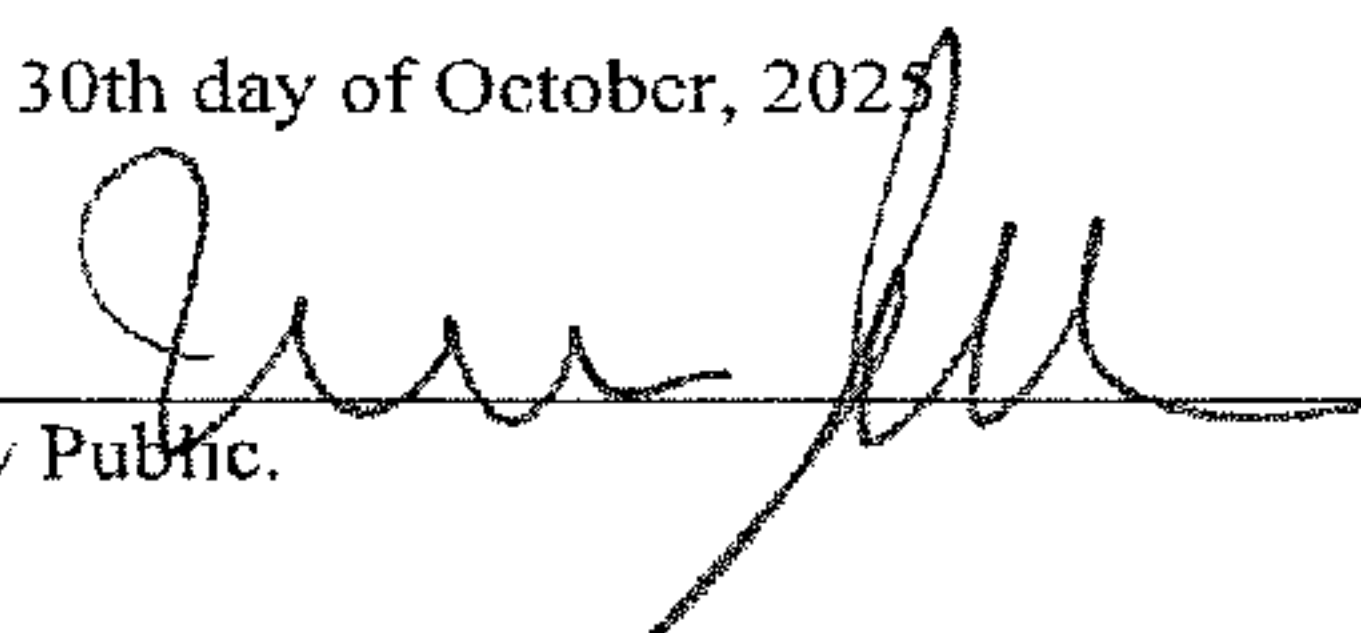
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Casey Morris and Rachel Morris, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2025




Notary Public.
(Seal)
My Commission Expires: _____

Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Casey Morris and Rachel Morris

Grantee's Name Yellowleaf Adventures, LLC

Mailing Address 427 Lime Creek Bnd
Chelsea, Alabama 35043Mailing Address 452 Sunset Lake Circle
Chelsea, Alabama 35043Property Address 12220 Old Hwy 280,
Chelsea, Alabama 35043Date of Sale 10/30/2025Total Purchase Price \$430,000.00

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☐ Appraisal☒ Sales Contract☐ Other _____☐ Closing Statement

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.

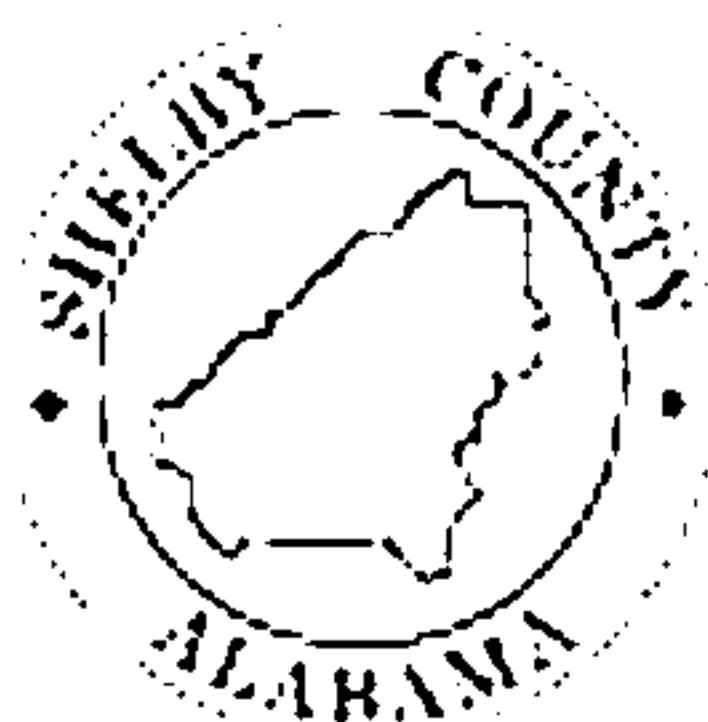
Date of Sale - the date on which interest to the property was conveyed.

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 proeprty 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 10.30.2025Print Yellowleaf Adventures, LLC☐ Unattestedun
(verified by)Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****10/30/2025 11:30:48 AM****\$29.00 JOANN****20251030000332810***Allen S. Bayl*