

Send Tax Notice to:
Billie H, LLC

5667 Roy Drive
Helena, AL 35080

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

File: **BHM-25-11152**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$149,900.00)** 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 **Woodford Real Estate & Investments, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

5261 Woodford Drive, Birmingham, AL 35242

by **Billie H, LLC (herein referred to as "Grantee")**, whose mailing address is

5667 Roy Drive, Helena, AL 35080

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 **110 Myrtle Street, Columbiana, AL 35051**, 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, 2026 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 29 day of October, 2025

Woodford Real Estate & Investments, LLC, an Alabama Limited Liability Company

By: [Signature]
Jeremy D. Taylor, Sole Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeremy D. Taylor, Sole Member**, whose name(s) as **Sole Member(s)** of **Woodford Real Estate & Investments, LLC**, a/an **Alabama** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Woodford Real Estate & Investments, LLC**, on the day the same bears date.

Given under my hand and official seal this 29 day of October, 2025

[Signature]
Notary Public, State of

Printed Name
My Commission Expires:

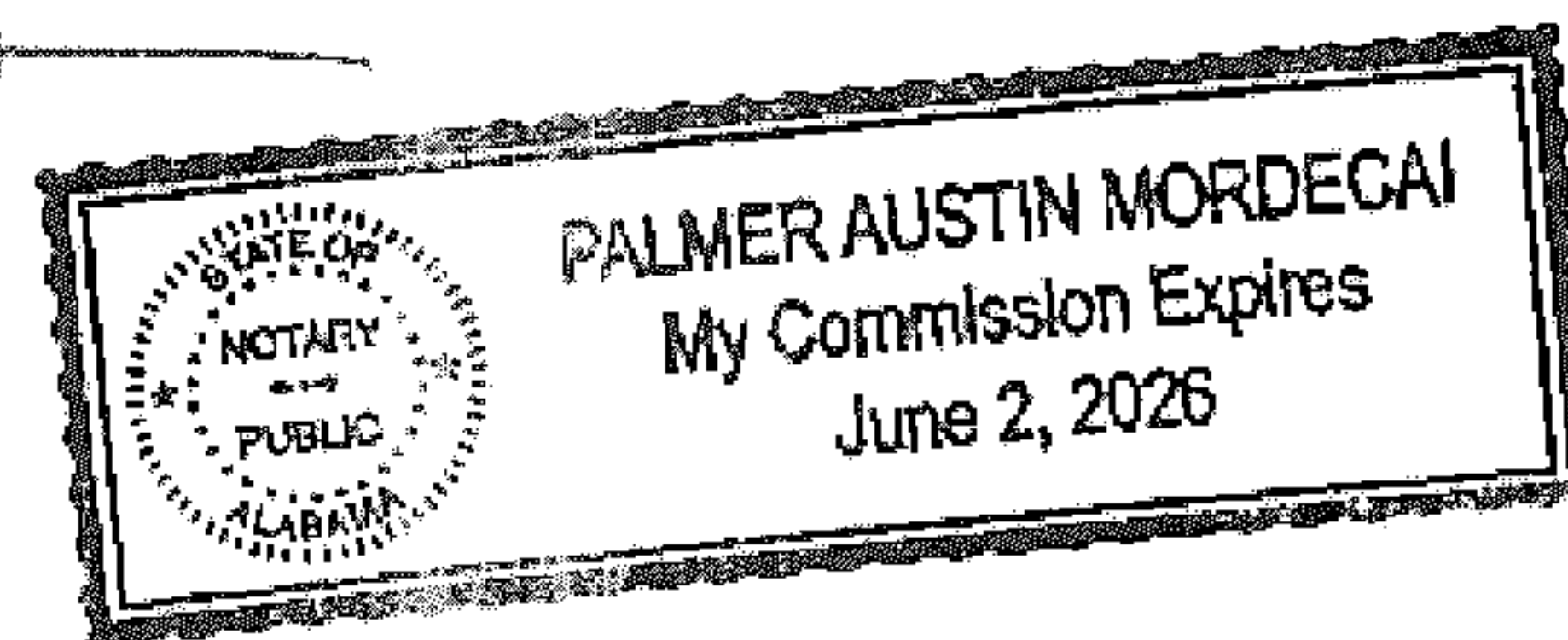


EXHIBIT A**Property 1:**

Lot No. 2, according to McDow, Walton & Harrison Subdivision of Columbiana, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 153. Situated in Shelby County, Alabama.

ALSO, a triangular parcel of land constituting a part of Lot 4, according to Map of McDow, Walton & Harrison Subdivision, Columbiana, Alabama, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 153, more particularly described as follows: Commence at the NW corner of said Lot No. 4 according to said subdivision and run thence Southwesterly along the West boundary of said Lot No. 4, a distance of 9.77 feet to a point; thence run Easterly in a straight line to the NE corner of said Lot NO. 4, which said point is on the West boundary of Myrtle Street, which said point constitutes the SE corner of Lot No. 2, according to said subdivision; thence run Northwesterly along the North boundary of said Lot No. 4, 84.08 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 08:02:07 AM
\$178.00 JOANN
20251104000336960

Allie S. Bayl