

Send Tax Notice to:

Travis L. Lindsay

6372 Co Rd 10
Montevallo, AL 35115

This Instrument Prepared By:

Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-8460

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00) 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

Kent A. Salter, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

225 George Headley Rd., Locust Fork, AL 35097

by **Travis L. Lindsay (herein referred to as "Grantee")**, whose mailing address is

6372 Co Rd 10, Montevallo, AL 35115

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 **6372 Co Rd 10, Montevallo, AL 35115**, 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.

\$343,184.00 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.

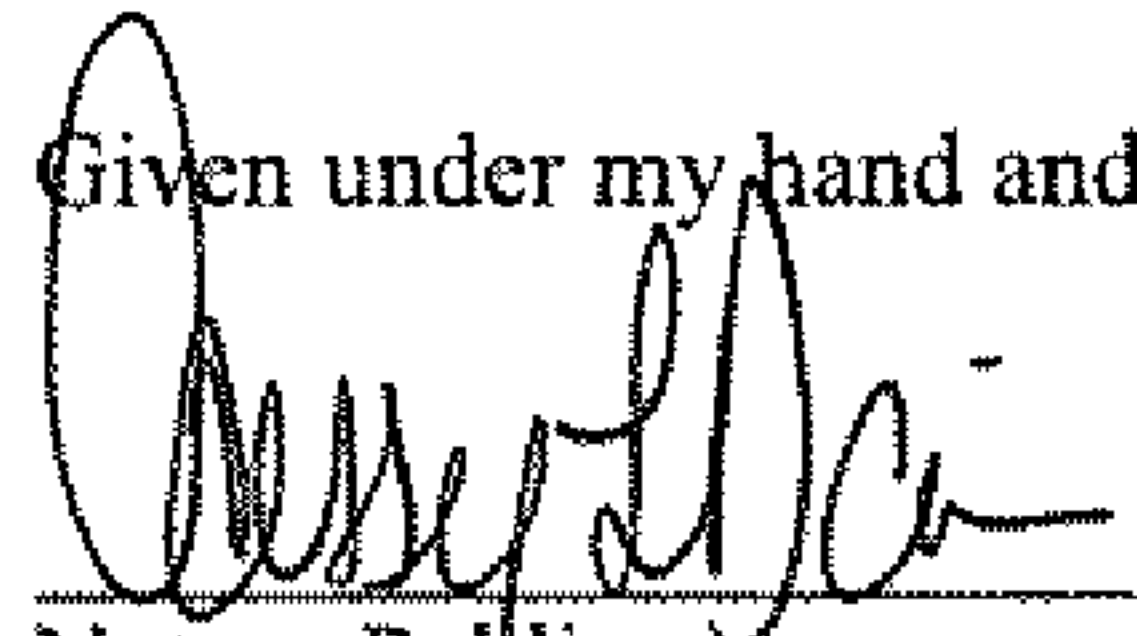
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17 day of November, 2025


Kent A. Salter

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kent A. Salter 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 17 day of November, 2025.


Notary Public

My Commission Expires: 05/02/2026

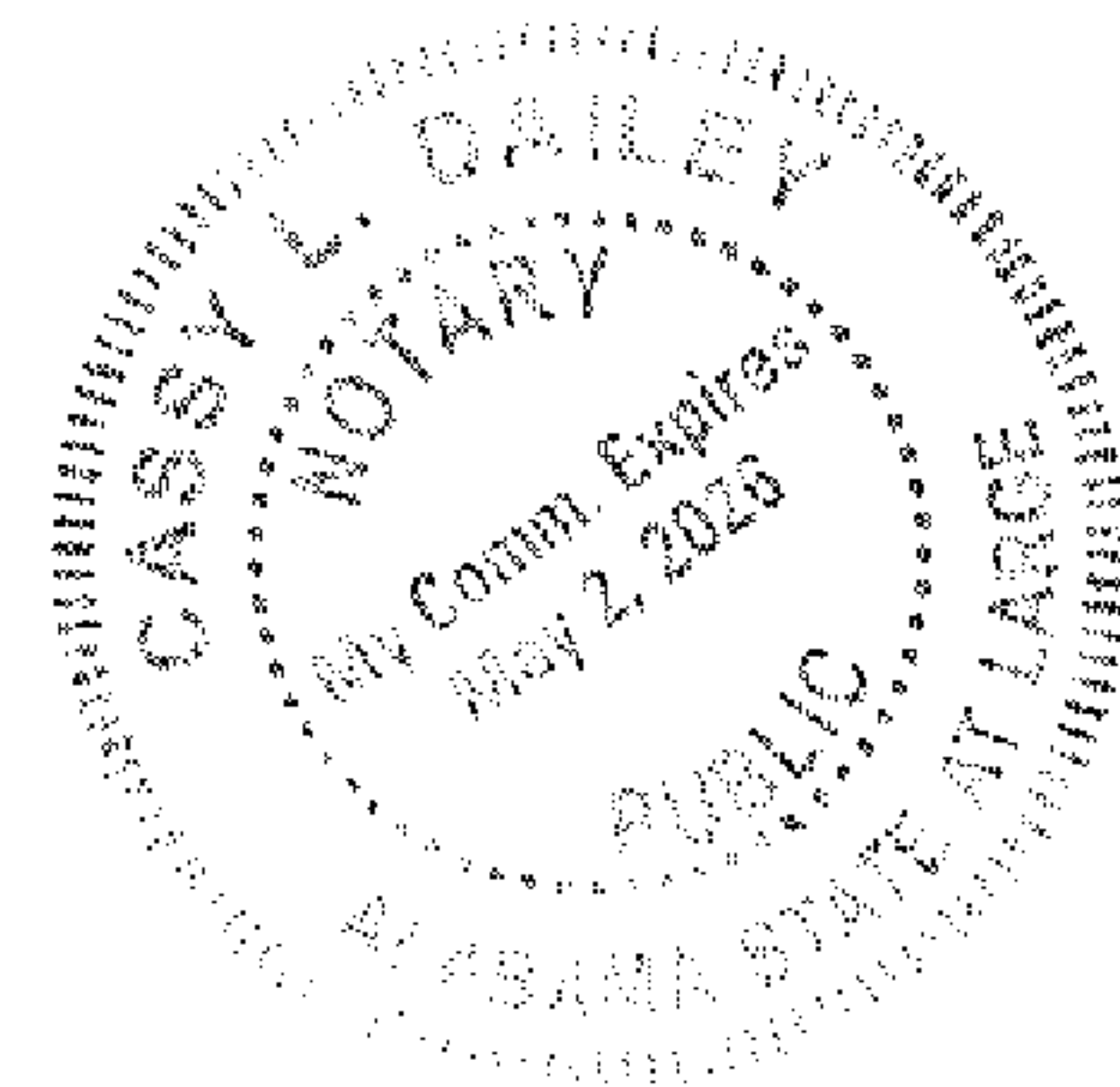


EXHIBIT A

Property 1:

Commence at the NE Corner of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence N 90°00'00" W; a distance of 663.72'; thence S 00°12'22" E, a distance of 207.01' to the POINT OF BEGINNING; thence continue along the last described courses, a distance of 453.94'; thence S 89°44'45" E, a distance of 302.26'; thence N 87°58'24" E, a distance of 158.01; thence N 01°30'40" W, a distance of 447.90'; thence N 89°45'09" W, a distance of 450.00" to the POINT OF BEGINNING . Said parcel containing 4.73 acres, more or less. ALSO AND INCLUDING a 20' Ingress/Egress and Utility Easement, as recorded in Instrument # 20140711000210720, in the Office of the Judge of Probate of Shelby County, Alabama.

Neighborhood: 01 Pea Ridge County R-1

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved by prior owners, if any. TOGETHER WITH ALL AND SINGULAR, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2025 09:41:32 AM
\$29.00 JOANN
20251121000357470

Allen S. Bezel