

THIS INSTRUMENT WAS PREPARED BY:
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

SEND TAX NOTICE TO:
KKW Land & Timber, LLC
P. O. Box 103
Brierfield, AL 35035

State of Alabama §
 §
Shelby County §

Warranty Deed

Know All Men By These Presents:

That in consideration of **Two Hundred Fifty Thousand and NO/100 (\$250,000.00) Dollars**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **James England a/k/a James R. England, a married man, whose address is 465 Old Oak Cove, Chelsea, AL 35043**, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **KKW Land & Timber, L.L.C., an Alabama Limited Liability Company, whose mailing address is P. O. Box 103, Brierfield, AL 35035**, (herein referred to as the "Grantee", whether one or more), in and to, the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

The Southwest Quarter of the Northeast Quarter of Section 8, Township 24 North, Range 14 East, Shelby County, Alabama.

SOURCE OF TITLE: Instrument #2008032600121460 Instrument# 20080326000121470

Grantor hereby certifies that the property being conveyed herein does not constitute as the Grantor's homestead, or his spouse's.

ADDRESS OF PROPERTY
40 Acres +/- Vacant
Shelby County, Alabama

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I

have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 25th day of November, 2025.

 (SEAL)
JAMES ENGLAND a/k/a James R.
England

STATE OF ALABAMA

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GENERAL ACKNOWLEDGMENT

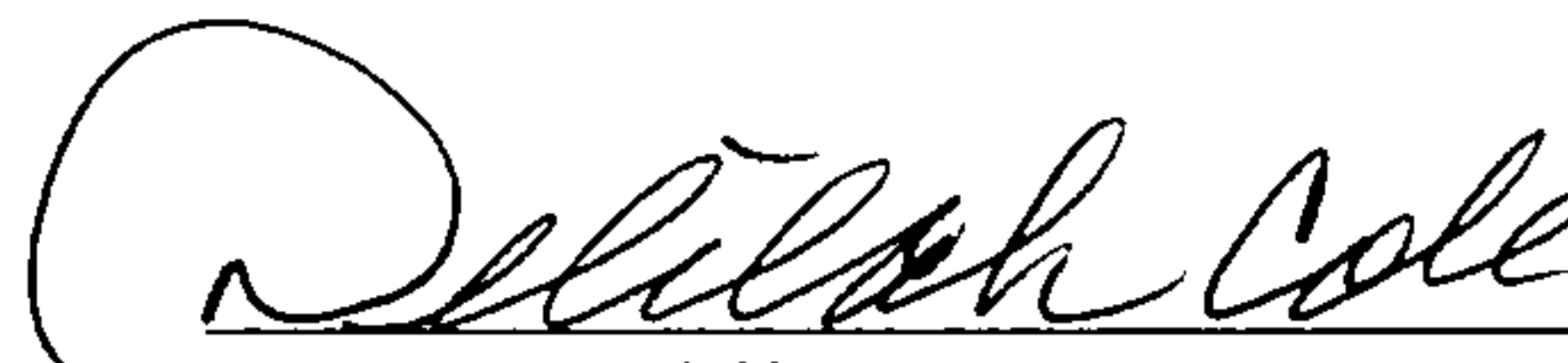
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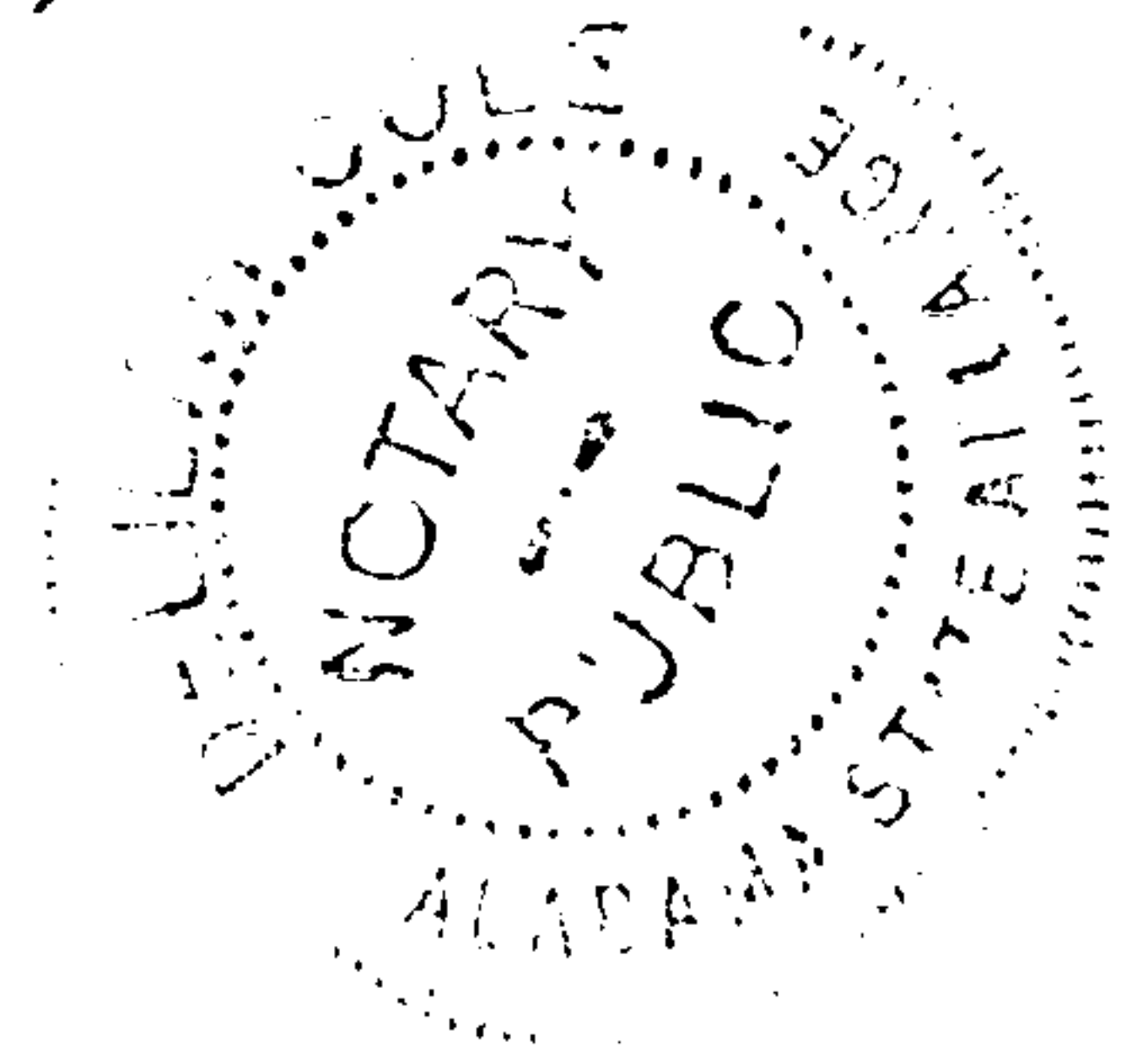
COUNTY OF BIBB

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The undersigned, a Notary Public in and for said County, in said State, hereby certify that James England a/k/a James R. England, whose name is signed to the foregoing conveyance and being known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, 2025.


Notary Public
My Commission Expires: 1/19/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2025 11:56:41 AM
\$275.00 BRITTANI
20251126000363740

Allen S. Bayl