

20251202000367730
12/02/2025 09:22:02 AM
DEEDS 1/3

Send Tax Notice to:
Curation, LLC
934 County Road 1053
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-10526**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00)** 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 **Greater Path Properties, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

492 County Road 1053, Montevallo, AL 35115

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

934 County Road 1053, 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 **8661 U.S. Hwy 31, Calera, AL 35040**,

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.

\$188,000.00 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 24th day of November, 2025.

Greater Path Properties, LLC, an Alabama Limited Liability Company

By: Derek Wright
Derek Wright, Managing Member/Owner

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Derek Wright, Managing Member/Owner**, whose name(s) as **Managing Member/Owner(s) of Greater Path Properties, LLC**, a/an **Alabama** limited liability company, 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 **Greater Path Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 24th day of November, 2025.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name
My Commission Expires: 1/9/2027

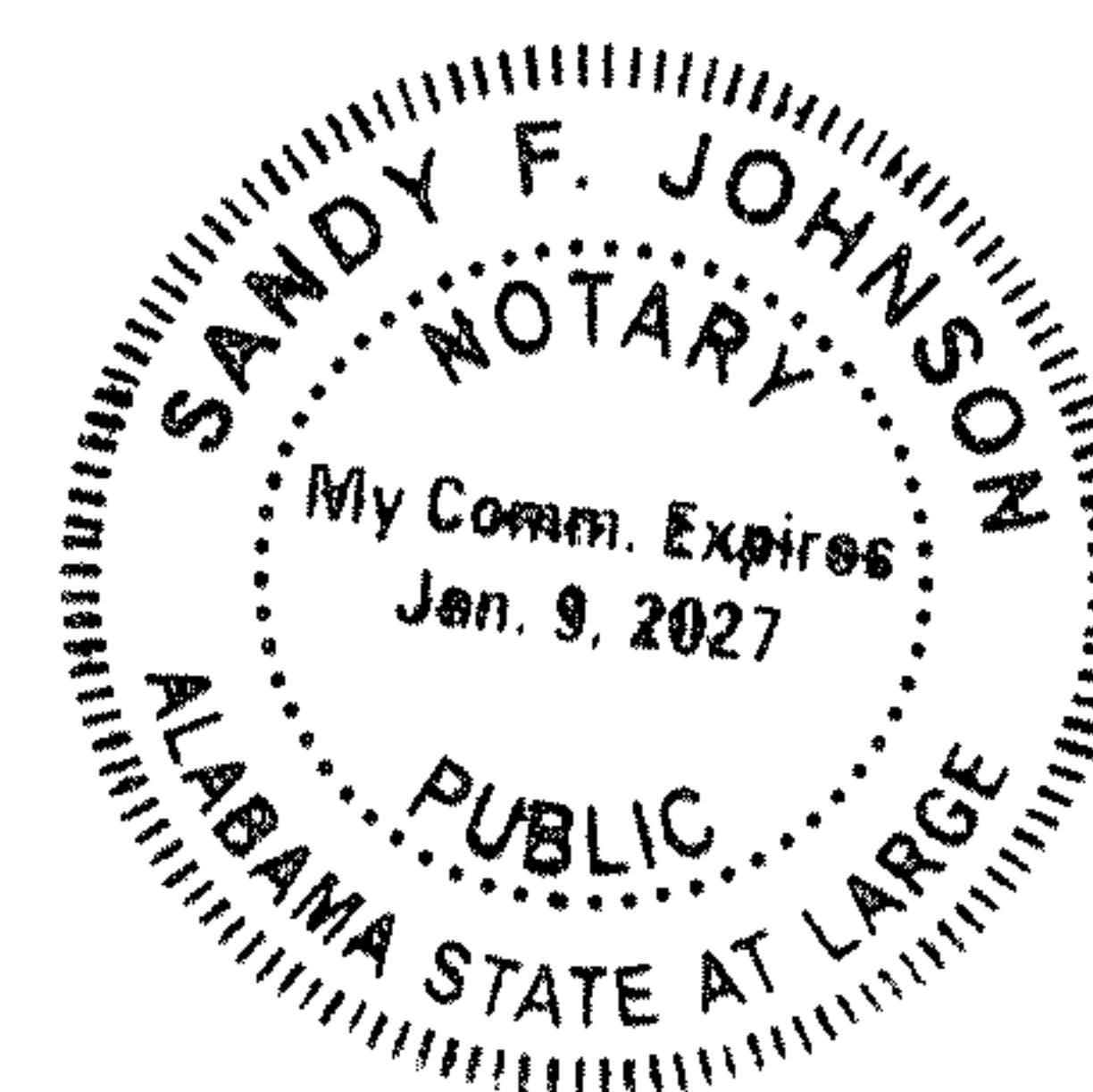


EXHIBIT A

Property 1:

Lots 15 and 16, Block 4 of Storrs and Fletchers Addition to Calera as recorded in Map Book 3, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Y. Shiflett, AL PLS No. 21784, dated 9/24/2025

Being the same property conveyed to Greater Path Properties, LLC, by deed dated April 10, 2025 and recorded on April 10, 2025 in Instr. #20250410000106600 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
12/02/2025 09:22:02 AM
\$75.00 JOANN
20251202000367730**

Allie S. Bayl

General Warranty Deed - LE (AL)