

Send Tax Notice to:
WaterWings Properties, LLC
2013 Bridgelake Drive

Birmingham, AL 35244

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

File: **PEL-25-12107**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND 00/100 (\$1,550,000.00)** 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 **Thomas W. Johnson, Jr., an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2126 Hebb Road, Wilsonville, AL 35186

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

2013 Bridgelake Drive, Birmingham, AL 35244

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 **2126 Hebb Road, Wilsonville, AL 35186**, 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.

Thomas Johnson, Jr. is the sole surviving grantee of that certain deed recorded in inst#20050818000425730, the other grantee, Patricia P. Johnson, having died on or about August 6, 2022

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 24 day of November 2025

Thomas W. Johnson, Jr.
Thomas W. Johnson, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Thomas W. Johnson, Jr. 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 24 day of November, 2025.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027

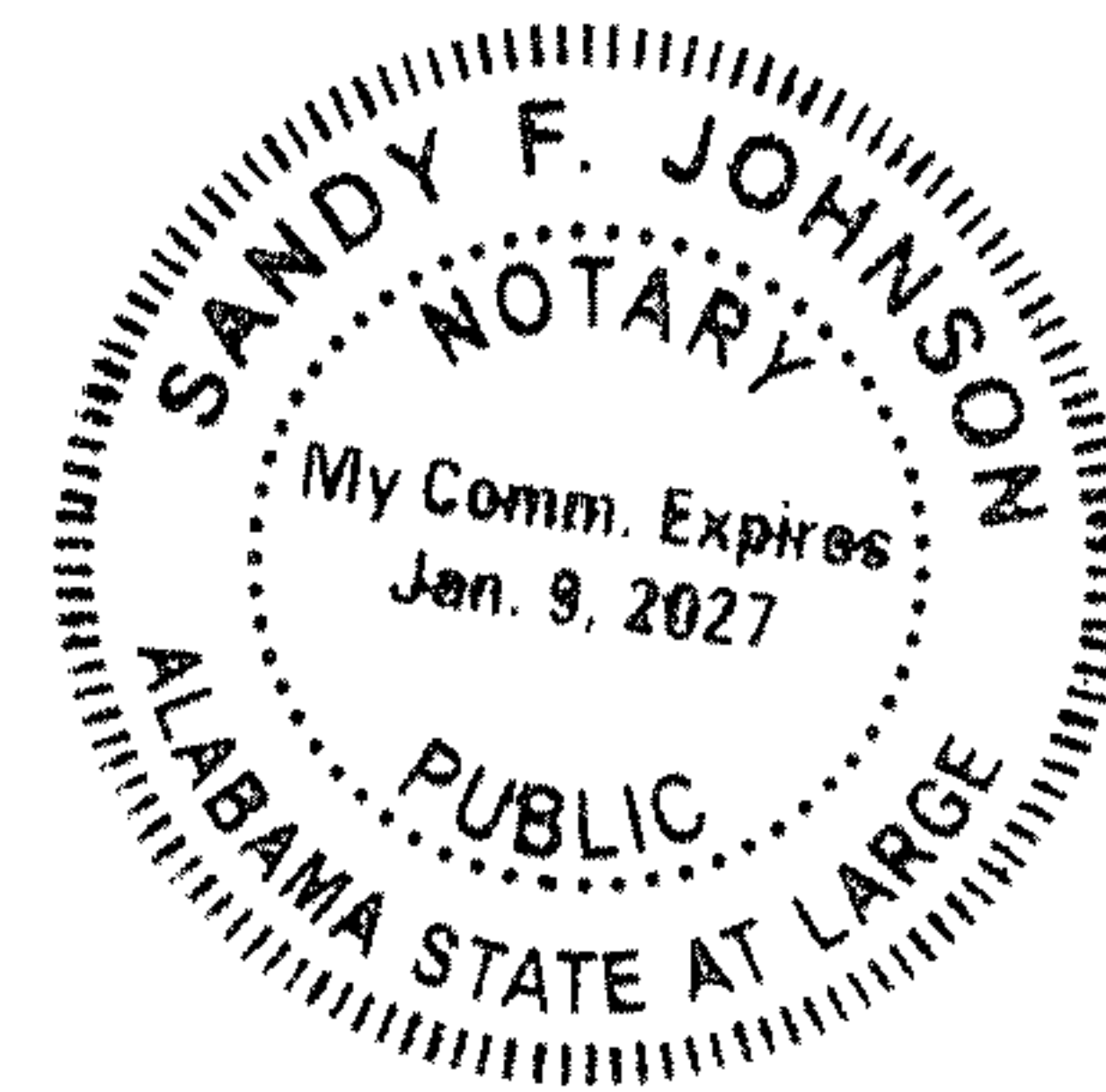


EXHIBIT A**Property 1:**

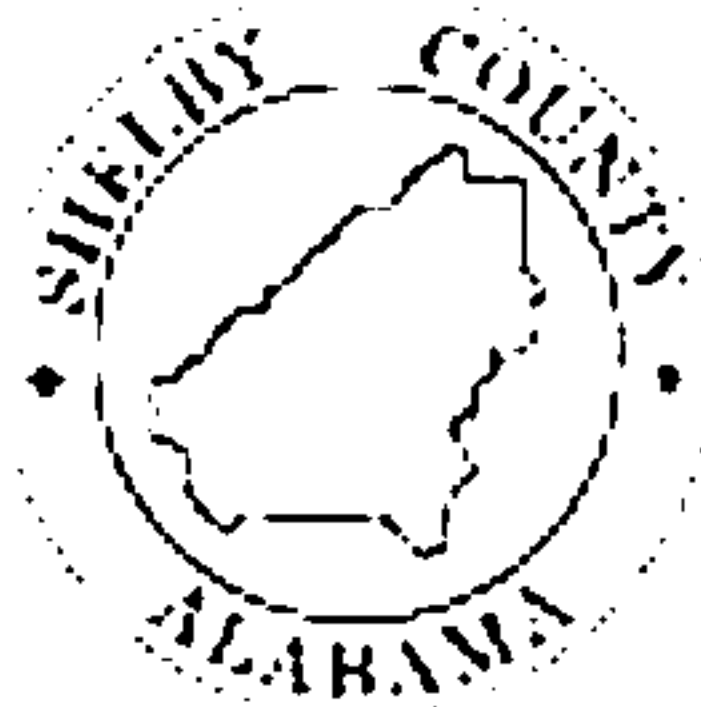
Commence at the NE Corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama; thence S89°35'15"W a distance of 1116.15'; thence S04°13'00"W a distance of 864.54' to the Southerly R.O.W. line of Homestead Drive; thence continue S04°13'00"W and leaving said R.O.W. line a distance of 2714.64' to the POINT OF BEGINNING; thence S04°11'17"W a distance of 375.97'; thence S04°18'57"W a distance of 711.00' to the edge of Lay Lake; thence N73°22'10"W and along said lake a distance of 120.63'; thence N68°59'03"W and along said lake a distance of 157.74'; thence N64°58'18"W and along said lake a distance of 136.17'; thence N61°08'47"W and along said lake a distance of 123.75'; thence N62°40'32"W and along said lake a distance of 107.32'; thence N58°21'15"W and along said lake a distance of 118.10'; thence N14°11'46"W and along said lake a distance of 26.02'; thence S88°33'48"E and along said lake a distance of 81.45'; thence N69°39'39"E and along said lake a distance of 179.21'; thence N44°10'10"W and along said lake a distance of 264.10'; thence S71°59'20"W and along said lake a distance of 103.98'; thence S87°13'33"W and along said lake a distance of 79.06'; thence S75°57'07"W and along said lake a distance of 141.61'; thence N21°27'21"W and along said lake a distance of 30.29'; thence N15°17'48"W and along said lake a distance of 146.50'; thence N17°15'45"E and along said lake a distance of 119.58'; thence N31°42'41"E and along said lake a distance of 100.93'; thence N19°17'31"W and along said lake a distance of 64.34'; thence N23°49'53"E and along said lake a distance of 104.64'; thence N01°18'16"W and along said lake a distance of 92.48'; thence N23°18'37"W and along said lake a distance of 84.01'; thence N28°11'01"W and along said lake a distance of 95.70'; thence N33°39'02"W and along said lake a distance of 108.59'; thence N68°47'03"E and leaving said lake a distance of 437.68'; thence S59°49'56"E a distance of 249.04'; thence S02°57'45"E a distance of 309.77'; thence S30°03'11"E a distance of 88.58'; thence N77°33'23"E a distance of 122.94'; thence N87°03'14"E a distance of 305.16' to the POINT OF BEGINNING.

Said Parcel containing 23.20 acres, more or less.

ALSO AND INCLUDING / SUBJECT TO a 20.00' Ingress/Egress Easement, lying 10.00' either side of and parallel to the following described centerline: Commence at the NE Corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama; thence S89°35'15"W a distance of 1116.15'; thence S04°13'00"W a distance of 864.54' to the Southerly R.O.W. line of Homestead Drive; thence continue S04°13'00"W and leaving said R.O.W. line a distance of 2714.64'; thence S87°03'14"W a distance of 305.16'; thence S77°33'23"W a distance of 122.94'; thence N30°03'11"W a distance of 88.58'; thence N02°57'45"W a distance of 309.77'; thence N59°49'56"W a distance of 249.04'; thence S68°47'03"W a distance of 410.76' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N29°14'09"W a distance of 136.15'; thence N24°05'52"W a distance of 75.85'; thence N17°03'28"W a distance of 64.71'; thence N12°42'24"W a distance of 143.11'; thence N18°23'23"W a distance of 120.20' to the Southeasterly line of an existing 40.00' Ingress/Egress Easement, as recorded in Instrument #20231214000360350, in the Office of the Judge of Probate of Shelby County, Alabama and the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING / SUBJECT TO a 40.00' Ingress/Egress Easement, as recorded in Instrument #20231214000360350, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the Survey dated 11/18/2025, By Rodney Y. Shiflett, PLS 21784.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2025 09:27:02 AM
\$1578.00 JOANN
20251202000367750

Allie S. Boyd