

Send Tax Notice to:
Hunter Patterson and Mercedes
Patterson
257 Highway 202

Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-11886**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVEN HUNDRED THOUSAND AND 00/100 (\$700,000.00) 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 **S.G. Properties, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

958 Highway 202, Calera, AL 35040

by **Hunter Patterson and Mercedes Patterson, a married couple (herein referred to as "Grantee," whether one or more)**, whose mailing address is

257 Highway 202, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **257 Highway 202, 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.

\$560,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 1st day of December, 2025

S.G. Properties, LLC

Sam Graham

By: Sam Graham
Its: Authorized Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam Graham, whose name as Managing Member of **S.G. Properties, LLC**, 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 **S.G. Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 1st day of December 2025

Cassy L Dailey
Notary Public

Cassy L Dailey
Printed Name

My Commission Expires: 05/02/2026

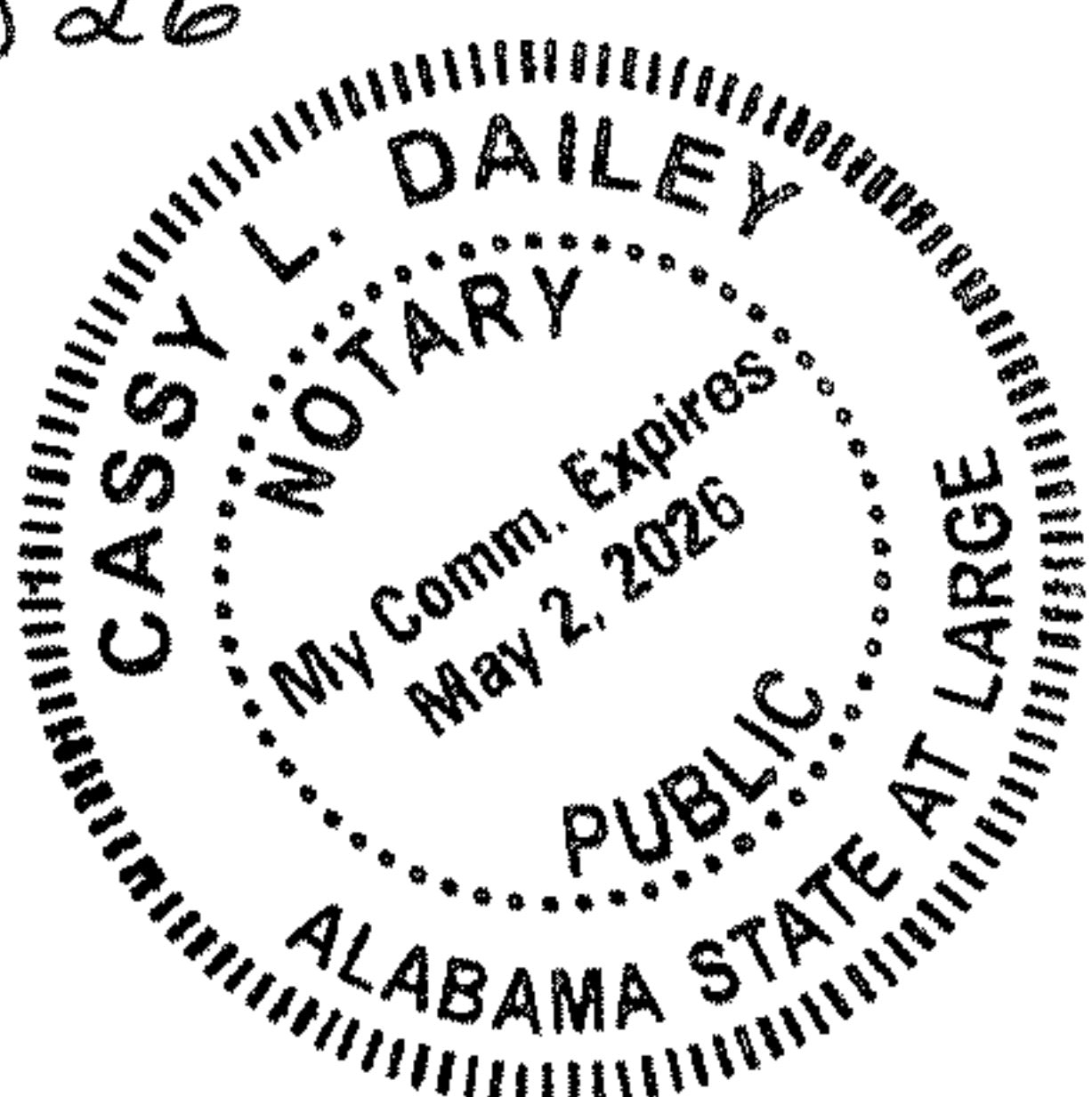
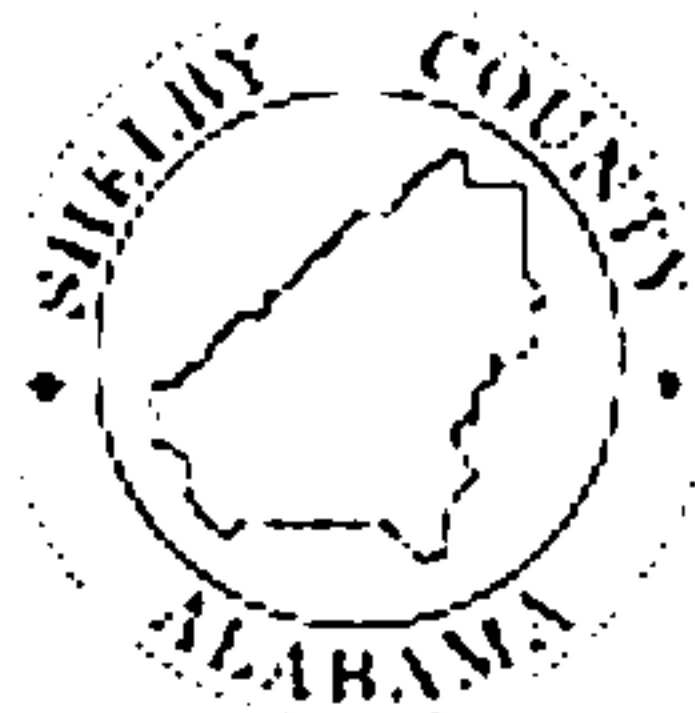


EXHIBIT A

Property 1:

Lot 5, according to the Map and Survey of Green Pasture Farms, phase 2, as recorded in Map Book 59, Page 30, 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
12/04/2025 10:35:21 AM
\$168.00 PAYGE
20251204000371290

Allie S. Bevil