

Send Tax Notice to:
Heritage Pines Homeowners
Association, Inc.
121 Bishop Circle
Pelham, AL 35124

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

STATE OF ALABAMA
COUNTY OF SHELBY

Actual Value: \$8,350.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars (\$10.00) 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

Heritage Oaks Investments, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by **Heritage Pines Homeowners Association, Inc., an Alabama Corporation (herein referred to as "Grantee")**, whose mailing address is

121 Bishop Circle, Pelham, AL 35124

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 **0.95 acres of Common Area in Heritage Pines, Columbiana, AL 35051** 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, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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 1st day of January, 2026.

Heritage Oaks Investments, LLC

Glenn Sidale

By: Glenn Sidale
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 Glenn Sidale, whose name(s) as **Authorized Agent of Heritage Oaks Investments, 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 limited liability company, on the day the same bears date.

Given under my hand and official seal this 1st day of ~~January~~, 2026.

Stephanie Bishop

Notary Public, State of Alabama

Stephanie Bishop
Printed Name

My Commission Expires: 2/25/26

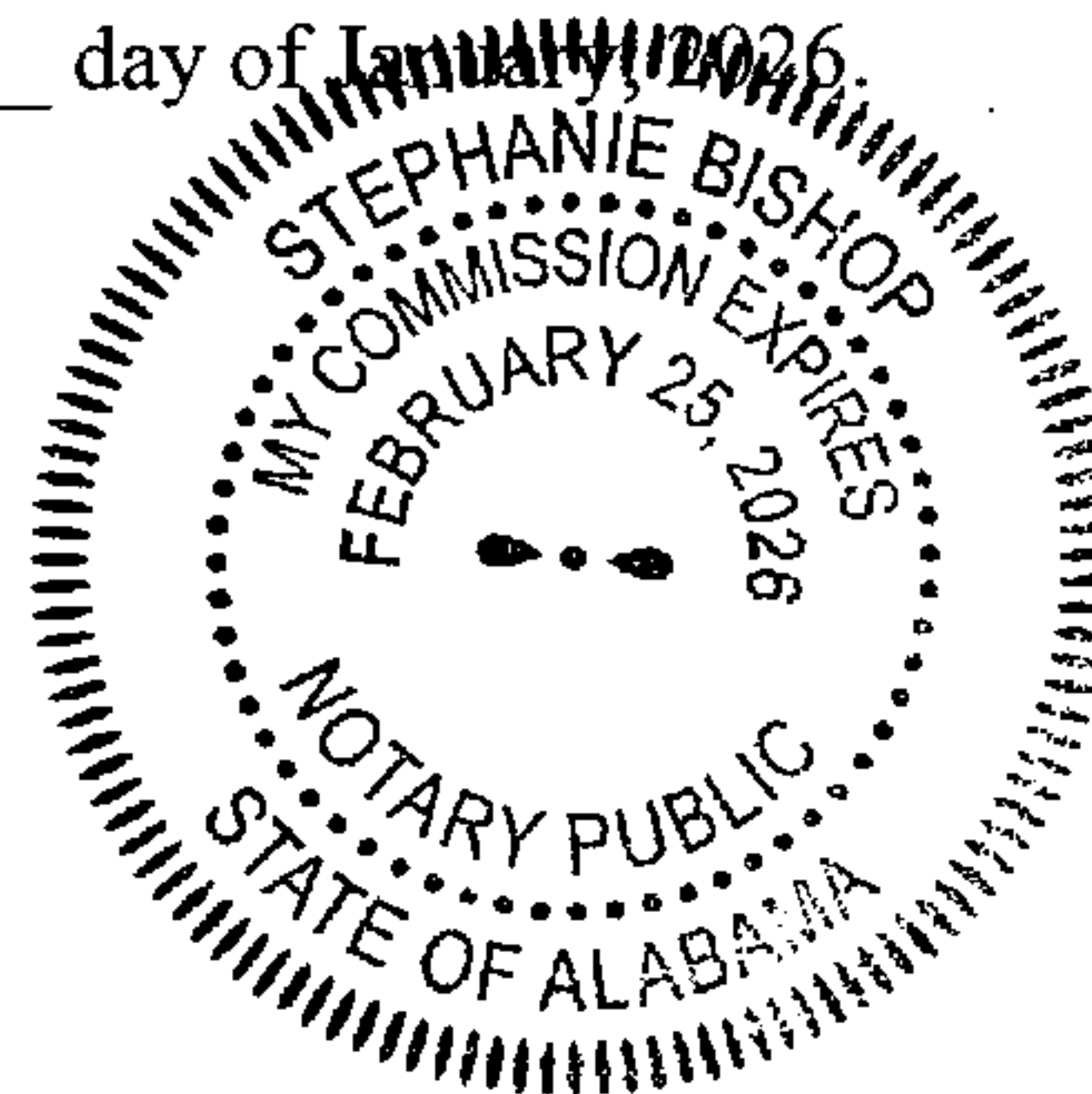


EXHIBIT A

0.95 acres of Common Area according to the Survey of Heritage Pines Map Book 60, Page 53, as recorded in the Probate Office of Shelby County, Alabama.

Parcel Id: 15-7-35-0-000-001.008



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2026 10:13:54 AM
\$36.50 KELSEY
20260112000009810

Allie S. Bayl