

SEND TAX NOTICE TO:
TDR Building, LLC
3112 Hwy 109
Wilsonville, AL 35186

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FORTY EIGHT THOUSAND AND 00/100 (\$48,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Walker Family Holdings, Ltd, an Alabama Limited Partnership**, whose address is 6969 Gadsden Highway 11 N., Trussville, AL 35173, (hereinafter "Grantor", whether one or more), by **TDR Building, LLC**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (hereinafter "Grantee", whether one or more), 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 estate situated in Shelby County, Alabama, **the address of which is Lot 2, White Oak Farm, Wilsonville, AL 35186**, to-wit:

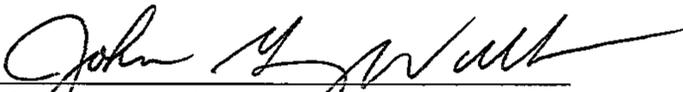
Lot 2, according to the Final Plat of White Oak Farm, as recorded in Map Book 62, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Walker Family Holdings, Ltd, an Alabama Limited Partnership, by John Guy Walker, as President of JG Walker Realty, Inc., as General Partner of Walker Family Holdings, Ltd., who is authorized to execute this conveyance, has caused this conveyance to be executed on this 14th day of January, 2026.

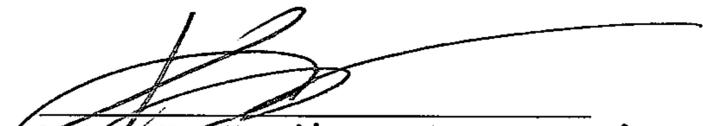
Walker Family Holdings, Ltd
By: JG Walker Realty, Inc.; Its: General Partner

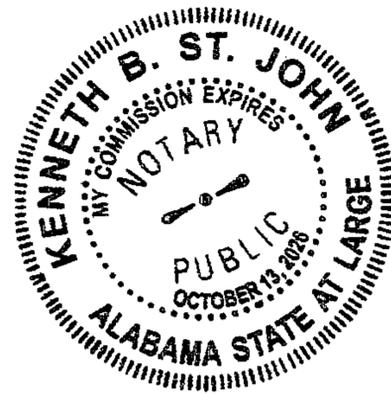
By: 
John Guy Walker, Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Guy Walker, whose name as President of JG Walker Realty, Inc., as General Partner of Walker Family Holdings, Ltd, an Alabama Limited Partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 14th day of January, 2026.


Notary Public: 
My commission expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2026 11:33:00 AM
\$73.00 KELSEY
20260114000012720

