

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Austin Layne Lucas
2333 County Road 9
Wilsonville, AL 35186

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED FIFTY AND 00/100 DOLLARS (\$392,550.00)**, the amount of which can be verified on the Closing Statement, and other good and valuable consideration in hand paid to **TDR Building, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantor"), whose address is 3112 Hwy 109, Wilsonville, AL 35186, the receipt and sufficiency of which is hereby acknowledged, by the **Austin Layne Lucas** (hereinafter referred to as "Grantee"), whose address is 130 Ashford Lane, Alabaster, AL 35007, hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

A lot or parcel of land in the NW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

From the NE corner of said 1/4-1/4 section run South along the East 1/4-1/4 line for 65.26 feet to a point on the South right of way line of County Road No. 9; thence turn Westerly along said road right of way line for 28.22 feet to the point of beginning of subject parcel of land; from said point thus established, continue to run along said road right of way line for 210 feet; thence deflect left 85°19' and run Southerly and parallel to the east lot line for 420 feet; thence deflect left 94°41' and run East and parallel to said Highway right of way line for 210 feet to a point on a fence; run thence Northerly parallel to the West lot line for 420 feet, and back to the point of beginning.

Property Address: **2333 County Road 9, Wilsonville, AL 35186**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

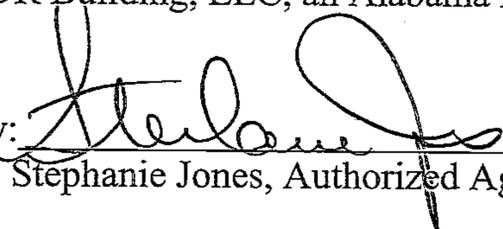
\$367,550.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the 2nd day of February, 2026.

TDR Building, LLC, an Alabama Limited Liability Company

By: 
Stephanie Jones, 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 Stephanie Jones, whose name as Authorized Agent of TDR Building, LLC, an Alabama Limited Liability Company, 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, she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal 2nd day of February, 2026.


Notary Public
My Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 03:37:18 PM
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