

Send Tax Notice to:  
WaterWings Properties LLC  
2013 Bridgelake Drive  
Birmingham, AL 35244

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

File: **PEL-26-348**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) 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 **2002 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.

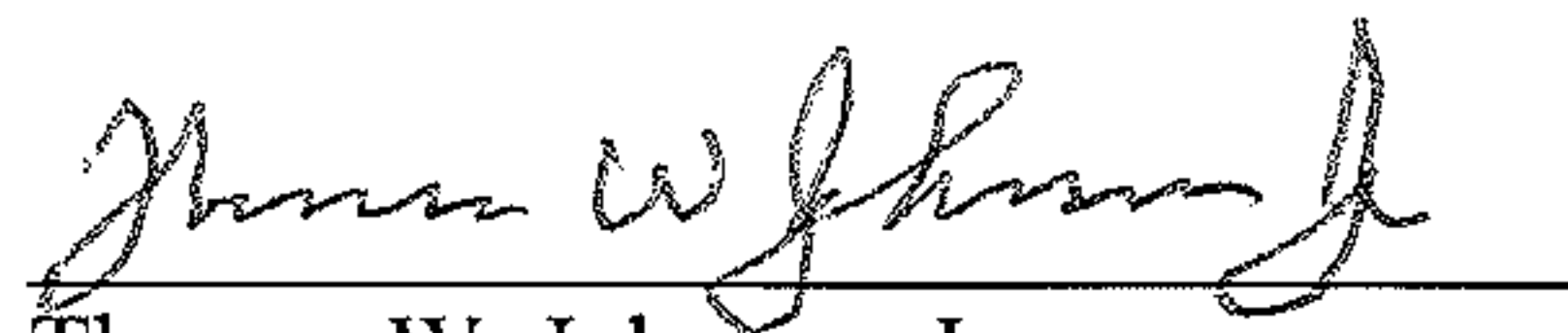
**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**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.

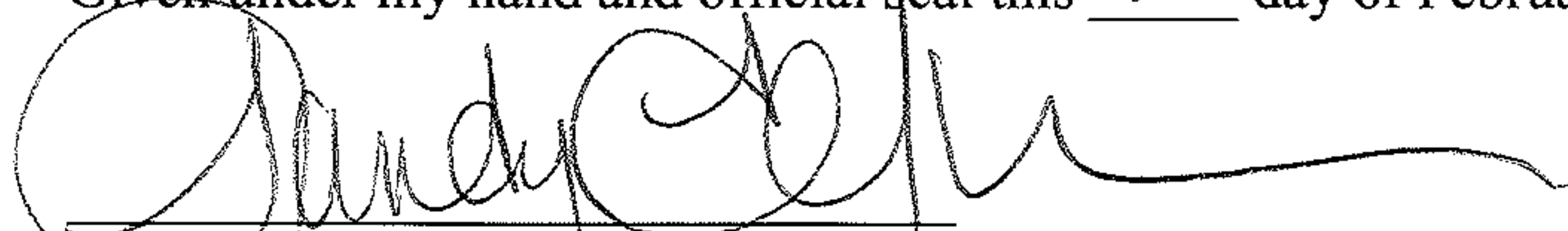
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of February, 2026

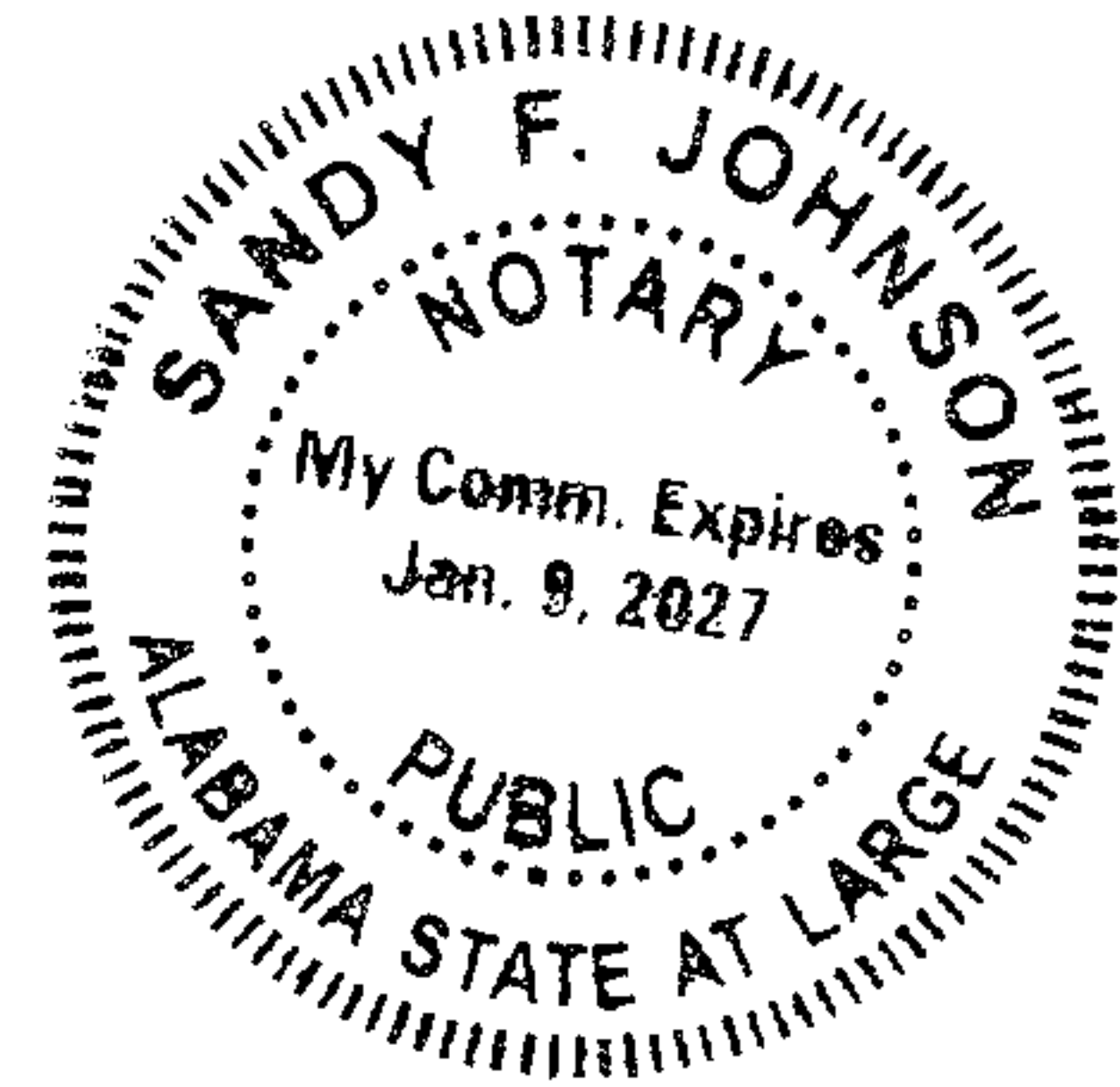
  
Thomas W. Johnson, Jr

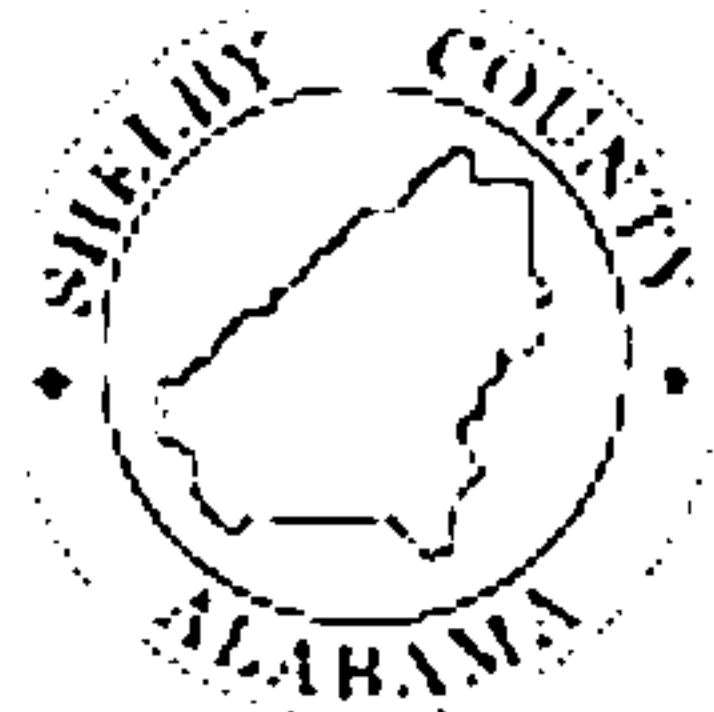
STATE OF ALABAMA  
COUNTY OF SHELBY

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 12 day of February, 2026.

  
Notary Public  
My Commission Expires: 01/09/2027





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/18/2026 11:59:08 AM  
 \$428.00 PAYGE  
 20260218000045360 EXHIBIT A

*Alli S. Boyd*

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 1328.59' to the POINT OF BEGINNING; thence continue S04°13'00"W a distance of 1386.05'; 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 437.68' to the edge of Lay Lake; thence N23°43'31"W and along said lake a distance of 74.08'; thence N29°54'50"W and along said lake a distance of 50.32'; thence N23°10'22"W and along said lake a distance of 42.04'; thence N20°34'36"W and along said lake a distance of 52.26'; thence N16°47'53"W and along said lake a distance of 49.26'; thence N11°08'11"W and along said lake a distance of 45.51'; thence N12°48'28"W and along said lake a distance of 50.46'; thence N20°38'22"W and along said lake a distance of 53.48'; thence N30°19'02"W and along said lake a distance of 35.85'; thence N70°27'12"W and along said lake a distance of 13.10'; thence S63°59'13"W and along said lake a distance of 14.24'; thence N79°59'11"W and along said lake a distance of 74.54'; thence N00°06'10"E and leaving said lake a distance of 1351.84' to the Easterly R.O.W. line of Mountain View Drive, to a curve to the left, having a radius of 989.79', subtended by a chord bearing of N00°08'46"W, and a chord distance of 647.48'; thence along the arc of said curve and along said R.O.W. line a distance of 659.62' to the Southerly R.O.W. line of Hebb Road, to a compound curve to the left, having a radius of 422.65', subtended by a chord bearing of N84°00'36"E, and a chord distance of 61.84'; thence leaving said Mountain View Drive and along said Hebb Road R.O.W. line along the arc of said curve a distance of 61.90'; thence N79°48'53"E and along said R.O.W. line a distance of 56.22', to a curve to the right, having a radius of 272.09', subtended by a chord bearing of S85°46'38"E, and a chord distance of 135.34'; thence along the arc of said curve and along said R.O.W. line a distance of 136.77', to a compound curve to the right, having a radius of 2124.66', subtended by a chord bearing of S70°19'13"E, and a chord distance of 78.61'; thence along the arc of said curve and along said R.O.W. line a distance of 78.61'; thence S69°19'27"E and along said R.O.W. line a distance of 64.70' to the approximate center of a ditch; thence S05°57'56"E, leaving said R.O.W. line and along said center of ditch a distance of 31.47'; thence S07°47'51"W and along said center of ditch a distance of 66.83'; thence S22°42'09"W and along said center of ditch a distance of 44.80'; thence S24°38'02"W and along said center of ditch a distance of 49.46'; thence S24°50'52"W and along said center of ditch a distance of 60.85'; thence S18°17'58"W and along said center of ditch a distance of 32.21'; thence S02°55'46"W and along said center of ditch a distance of 40.44'; thence S06°18'16"E and along said center of ditch a distance of 112.21'; thence S04°20'10"E and along said center of ditch a distance of 79.03'; thence S03°07'58"E and along said center of ditch a distance of 20.79'; thence N89°07'06"W and leaving said center of ditch a distance of 205.21'; thence S00°01'39"W a distance of 798.27'; thence S89°58'21"E a distance of 1350.40' to the POINT OF BEGINNING.

Said Parcel containing 41.92 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.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.