

Send Tax Notice to:  
Choosing Joy, LLC  
1001 Kings Forest Dr  
Leeds, AL 35094

This Instrument Prepared By:  
**Robert McNearney**  
**2345 Moody Parkway**  
**Unit 206**  
**Moody, AL 35004**

File: **MDY-26-964**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00) 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 **Buford Pate, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

5613 Afton Drive, Birmingham, AL 35242

by **Choosing Joy, LLC (herein referred to as "Grantee")**, whose mailing address is

1001 Kings Forest Dr., Leeds, AL 35094

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 **12734 Highway 41 North, Leeds, AL 35094**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**This is not the homestead of the grantor or his spouse.**

**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.

**\$100,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, 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 26 day of February, 2026.

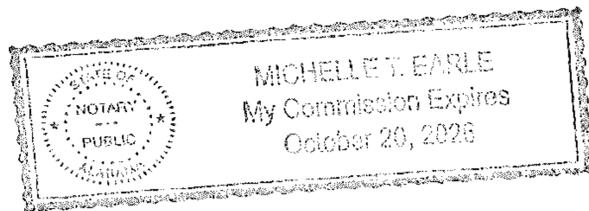
*Buford Pate*  
Buford Pate

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Buford Pate and Sarah B Pate 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 26 day of February, 2026.

*Michelle Earle*  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 2, according to Pate's Survey, as recorded in Map Book 60, Page 89, 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**  
**03/03/2026 02:41:06 PM**  
**\$53.00 BRITTANI**  
**20260303000061530**  
General Warranty Deed - Individual (AL)

*Brittani S. Bayl*