

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

SEND TAX NOTICE TO:
John A. Hilliard, II and Carla G. Hilliard
124 McAlpin Cir.
Pelham, AL 35124

**GENERAL WARRANTY DEED
JOINT RIGHTS OF SURVIVORSHIP**

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$549,900.00)**, 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 **John A. Hilliard, II and Carla G. Hilliard** (hereinafter referred to as "Grantees"), whose address is 205 L and M Trce, Shelby, AL 35143, hereby grant, bargain, sell and convey unto Grantees, as joint tenants with rights of survivorship, 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:

Lot 2612, according to the survey of McAlpin at Ballantrae, as recorded in Map Book 60, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: **124 McAlpin Cir., Pelham, AL 35124**

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.

\$224,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

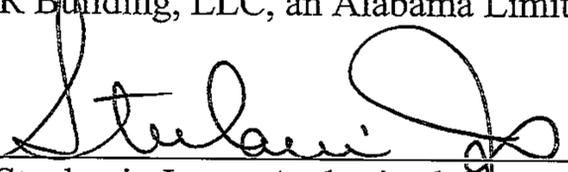
TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the successors and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantees, Grantees' 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 Grantees, and Grantees' 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 18th day of March, 2026.

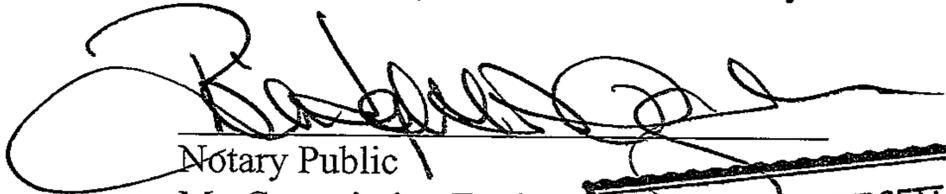
TDR Building, LLC, an Alabama Limited Liability Company

By: 
Stephanie Jones, Authorized Agent

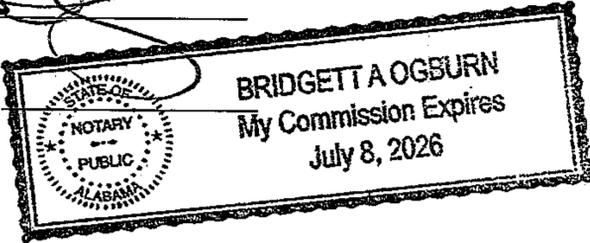
STATE OF ALABAMA
COUNTY OF SHELBY

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 18th day of March, 2026.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2026 08:11:30 AM
\$350.00 BRITTANI
20260319000078990

