

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jane Ann Pfeiffer Ford
2500 College St SE
Decatur, Ga.
30601

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWELVE THOUSAND SEVEN HUNDRED DOLLARS and NO/00 (\$112,700.00)**, to the undersigned grantor, **P & M Corporation, Inc.** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto, **Jane Ann Pfeiffer Ford** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

Subject to taxes due for 2021 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEE**, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by Jane Ann Pfeiffer Ford, its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 20th day of September, 2021.

P & M CORPORATION, INC.

Jane Ann Pfeiffer Ford
By Jane Ann Pfeiffer Ford
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 Jane Ann Pfeiffer Ford **AS President of P & M Corporation, Inc.**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 30th day of Sept, 2021.

[Signature]
Notary Public

My Commission Expires: 9-1-24

EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL 1

Commence at the SW Corner of the SE 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence S88°49'21"E a distance of 197.34' to the POINT OF BEGINNING; thence S88°47'28"E a distance of 1042.91' to the Westerly R.O.W. line of Shady Road and a curve to the right, having a radius of 470.00', and subtended by a chord bearing of N12°08'50"W, and a chord distance of 76.70'; thence along the arc of said curve and along said R.O.W. line for a distance of 78.78'; thence N14°51'40"W and along said R.O.W. line a distance of 41.37' to a curve to the right, having a radius of 1030.00', subtended by a chord bearing N11°15'12"W, and a chord distance of 129.62'; thence along the arc of said curve and along said R.O.W. line for a distance of 129.71'; thence N07°38'45"W and along said R.O.W. line a distance of 452.99' to a curve to the left, having a radius of 970.00', subtended by a chord bearing N14°18'58"W, and a chord distance of 225.35'; thence along the arc of said curve and along said R.O.W. line for a distance of 225.86'; thence N20°59'12"W and along said R.O.W. line a distance of 58.57' to a curve to the left, having a radius of 740.00', subtended by a chord bearing N24°55'32"W, and a chord distance of 100.81'; thence along the arc of said curve and along said R.O.W. line for a distance of 100.89'; thence N28°47'52"W and along said R.O.W. line a distance of 5.00'; thence N90°00'00"W and leaving said R.O.W. line a distance of 120.00'; thence S33°34'15"W a distance of 1245.68'; to the POINT OF BEGINNING.

Said Parcel containing 14.54 acres, more or less.

ALSO, Lot 1 of Markin Family Subdivision, as recorded in Map Book 43, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name J + M
 Mailing Address 2540 College St SE
Decatur, Ala 35601

Grantee's Name Jane Ann Ford
 Mailing Address 2540 College St SE
Decatur, Ala 35601

Property Address Average 09-21-20

Date of Sale 9-30-21
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 118,700.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-30-21

Print Jane Ann Ford

Unattested

Sign Jane Ann Ford

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2021 02:59:58 PM
 \$141.00 CHERRY
 20210930000478730

Allen S. Boyd

Form RT-1