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

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

*Send Tax Notice to:*  
**P & M Corporation, Inc.**  
*2370 College St SE*  
*Decatur, AL*  
*35601*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTEEN THOUSAND TWO HUNDRED DOLLARS AND ZERO CENTS (\$113,200.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Jane Ann Pfeiffer Ford, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **P & M Corporation, Inc.** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record

Property constitutes no part of the homestead of the Grantor herein or her spouse if any.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30th day of Sept, 2021.

*Jane Ann Pfeiffer Ford*  
**Jane Ann Pfeiffer Ford**

**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**, whose name is 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, he executed the same voluntarily on the day the same bears date.

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

*Michael T. Atchison*  
\_\_\_\_\_  
Notary Public  
My Commission Expires  
9-1-21

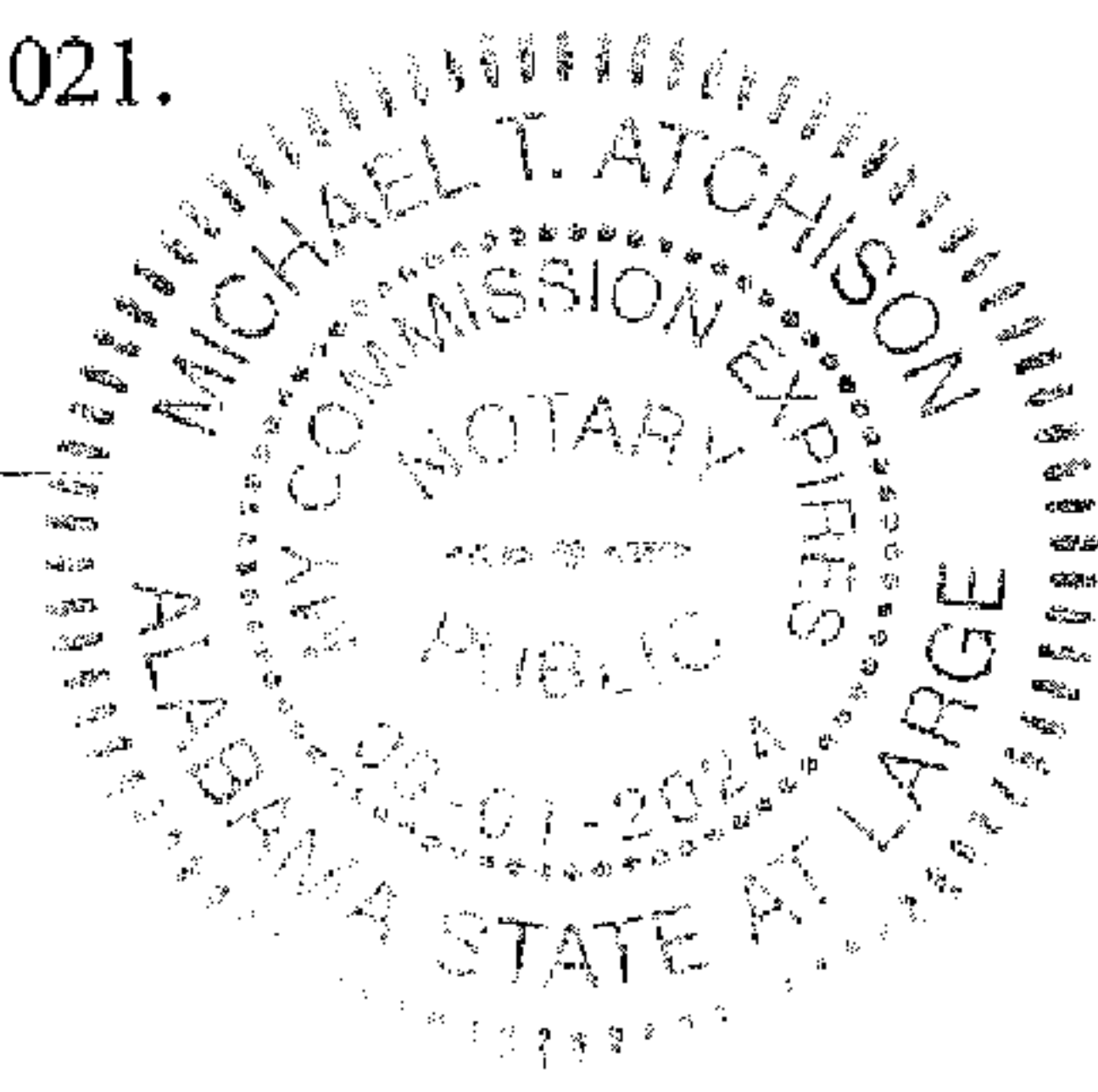


EXHIBIT "A" - LEGAL DESCRIPTION

Begin at the southeast corner of the northwest one-quarter - southeast one-quarter of Section 10, Township 21 south, Range 2 west, thence run in a northerly direction along the east line of said one-quarter one-quarter for a distance of 457.17 feet, thence turn an angle to the left of 87 degrees 25 minutes 06 seconds and run in a westerly direction for a distance of 1976.89 feet, thence turn an angle to the left of 92 degrees 32 minutes 25 seconds and run in a southerly direction for a distance of 457.15 feet to a point on the south line of northeast one quarter - southwest one quarter, thence turn an angle to the left of 87 degrees 27 minutes 35 seconds and run in an easterly direction along the south line of the northeast one quarter - southwest one quarter and the northwest one quarter - southeast one quarter for a distance of 1977.22 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Jane Ann Puffer Ford  
Mailing Address 2070 College St. S.E  
Decatur, Ala 35601

Grantee's Name J. M.  
Mailing Address 2070 College St. S.E  
Decatur, Ala. 35601

Property Address Sec 10 21-20

Date of Sale 9-30-21  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 113,800.00

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  Appraisal tax value  
 Sales Contract  Other  
 Closing Statement

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 Puffer Ford

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records (verified by)  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/30/2021 02:59:57 PM  
\$141.50 CHERRY  
20210930000478720

*Alexis Boyd*