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DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**The Carson Group, LLC**  
9264 Branford Hills St  
Las Vegas NV 89123

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** }

**COUNTY OF JEFFERSON** } **KNOW ALL MEN BY THESE PRESENTS:**

M212056A  
THAT IN CONSIDERATION OF **One Hundred Fifty-Eight Thousand Dollars and NO/100 (\$158,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Tudor Enterprises Inc., an Alabama Corporation**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **The Carson Group LLC, a Nevada Limited Liability Company** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **JEFFERSON** County, Alabama to wit:

**A parcel of land lying in the Southwest ¼ of the Southeast ¼ of Section 9, Township 21 South, Range 2 West in Shelby County, Alabama being more particularly described as follows:**

**Commence at the Southwest corner of the above said ¼-¼; thence go northerly along the West line of said ¼-¼ for a distance of 266.30 feet to an iron pin found; thence turn an angle right of 110 degrees 29 minutes 26 seconds and go Easterly for a distance of 4.00 feet to an iron pin set, said point being the point of beginning of the following described parcel; thence continue along the last course for a distance of 309.79 feet to an iron pin found, said point lying on the Westerly right of way of Camp Branch Circle; thence turn an angle right of 105 degrees 30 minutes 00 seconds and go Southwesterly and along said right of way for a distance of 204.48 feet to an iron pin found; thence turn an angle right of 56 degrees 58 minutes 15 seconds and leaving said right of way go Westerly for a distance of 174.00 feet to an iron pin found; thence turn an angle right of 87 degrees 50 minutes 51 seconds and go Northerly for a distance of 264.87 feet to the point of beginning.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 154,400.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

M212056A

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises and it is authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 29<sup>th</sup> day of October, 2021

**Tudor Enterprises, Inc., an Alabama Corporation**

**By: Paul E. Schultz, its Director**

STATE OF Al

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Paul E. Schultz, whose name as Director of Tudor Enterprises, Inc.,** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

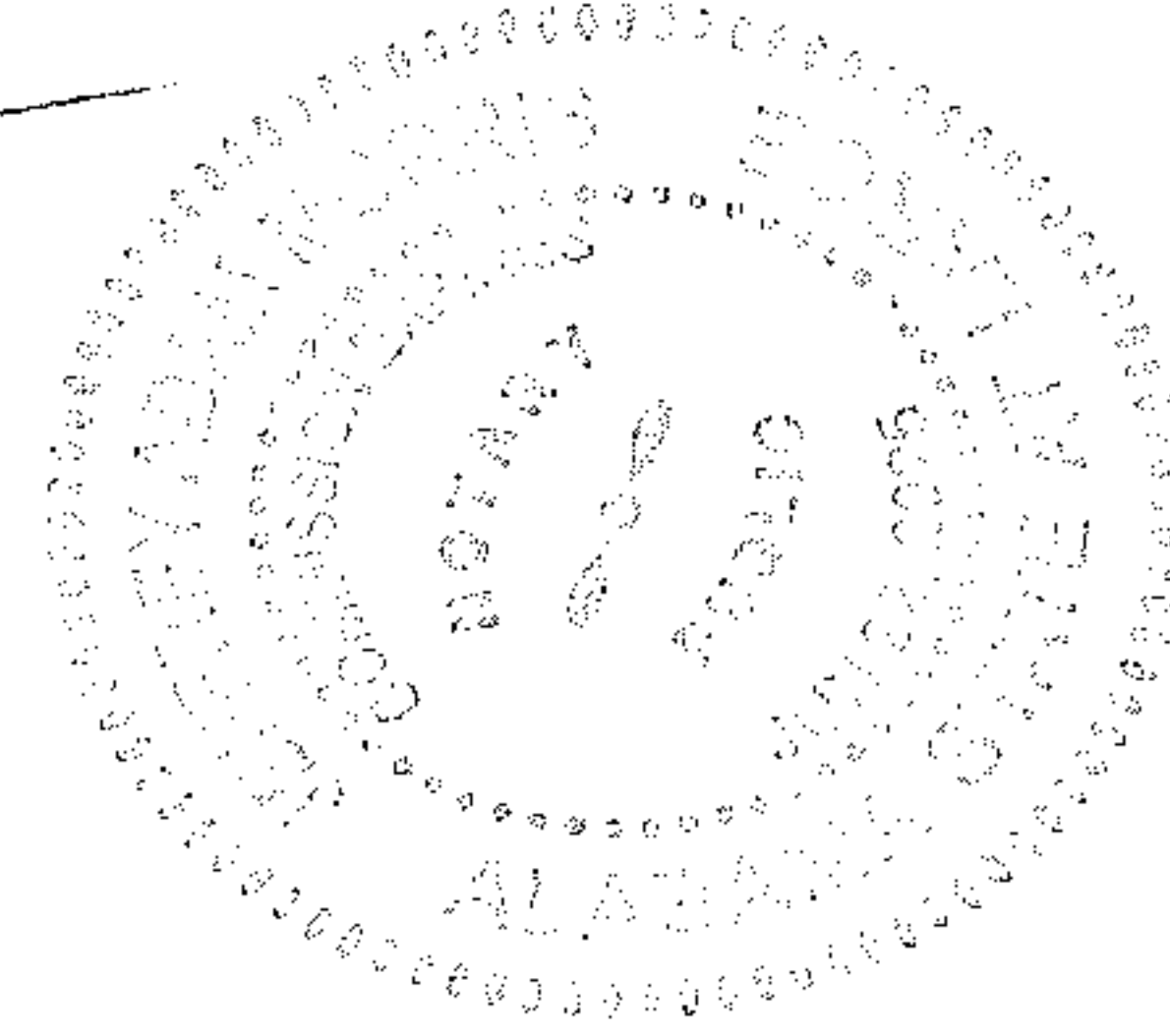
Given under my hand and official seal this the 29<sup>th</sup> day of October, 2021

Notary Seal

Notary Public

My commission expires:

6/22/25



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Tudor Enterprises Inc.

Grantee's Name

The Carson Group LLC

Mailing Address 1513 Scout Trace  
Hoover AL 35244

Mailing Address

9264 Branford Hills St  
Las Vegas, NV 89123

Property Address

Date of Sale

November 4th, 2021

645 Camp Branch Cir, Alabaster, AL 35007

Total Purchase Price

\$ 158,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

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

☐ 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 11/8/21

Print

Jeff Morris

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/12/2021 02:44:54 PM

\$32.00 BRITTANI

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Alvin S. Bayl