

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Shield Property Solutions, LLC
3590-B Pelham Parkway #207
Pelham, AL 35124

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of One Hundred Thousand and No/100 Dollars---(\$100,000.00) and other good and valuable consideration paid to the undersigned grantor, **Donald L. Taylor, III, an unmarried man**, of 5449 Gordon Ave., Birmingham, AL 35221 (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 **Shield Property Solutions, LLC, an Alabama limited liability company** (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" for Legal Description

Property Address: 1929 Chandalar Court, Pelham, AL 35124

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

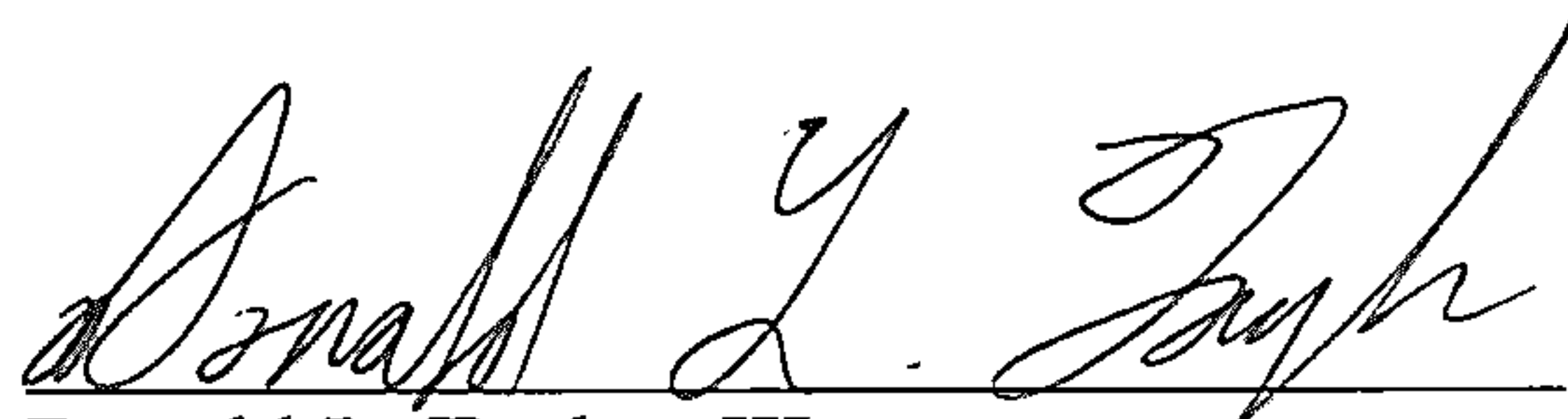
Mineral and mining rights excepted not owned by grantor.

The consideration herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said loan being in the amount of \$100,000.00

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, 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 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 3rd day of December, 2021.


Donald L. Taylor, III

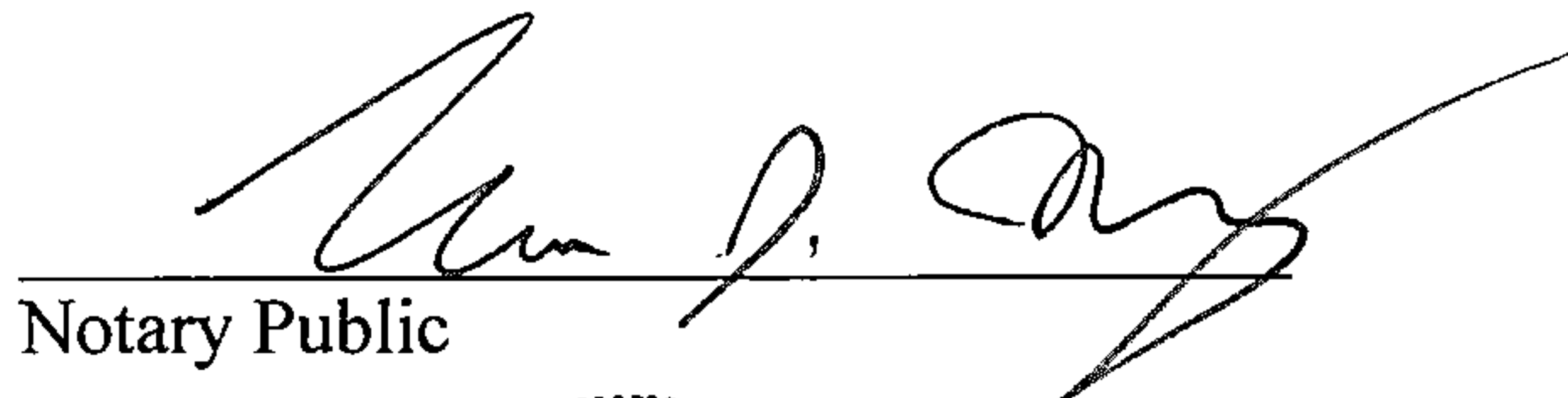
STATE OF ALABAMA
JEFFERSON COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald L. Taylor, III, an unmarried man**, whose name 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 said instrument, he/she executed the same voluntarily.

Given under my hand and official seal, this 3rd day of December, 2021.

My Commission Expires: 9/17/24


Notary Public

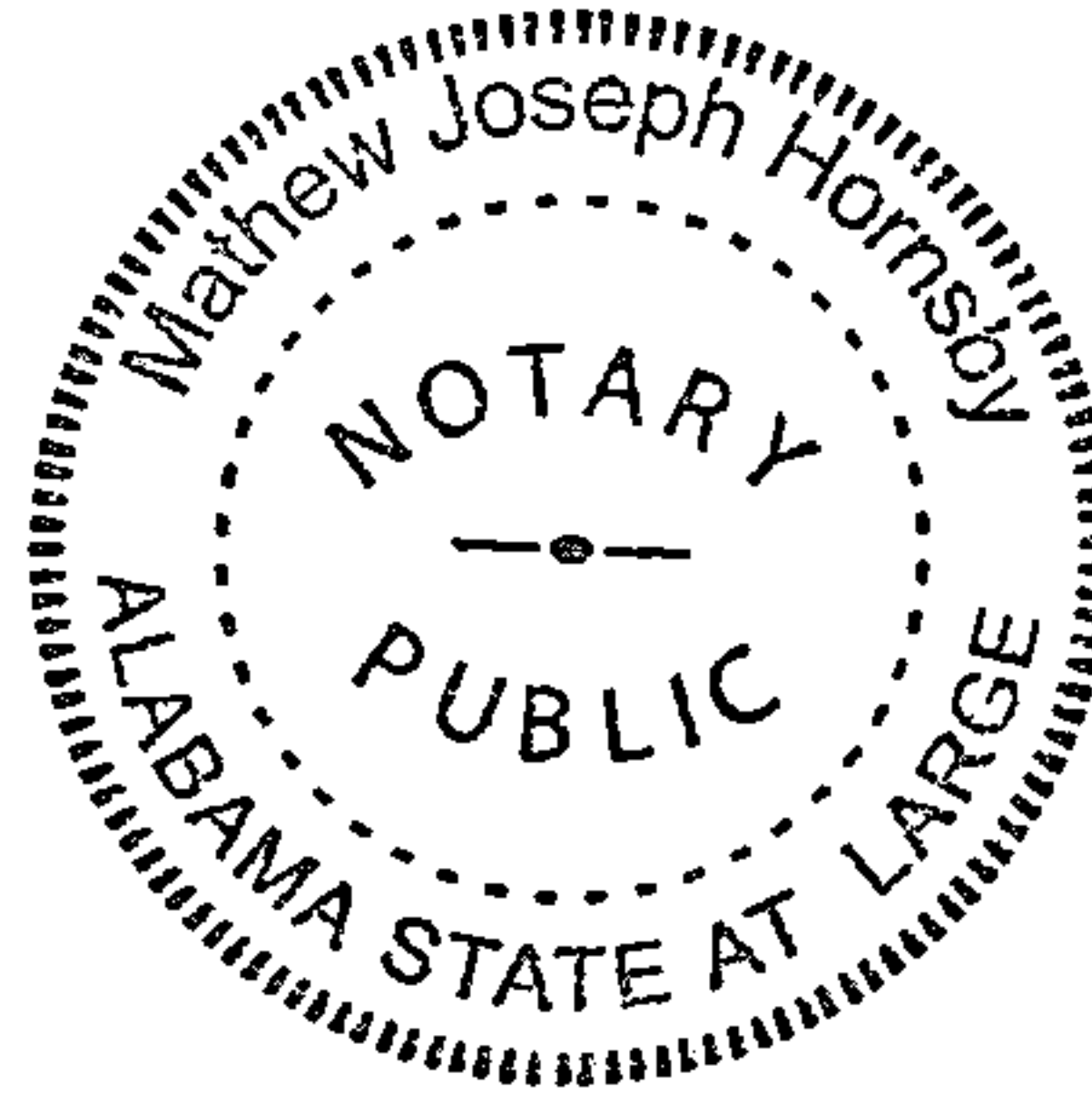
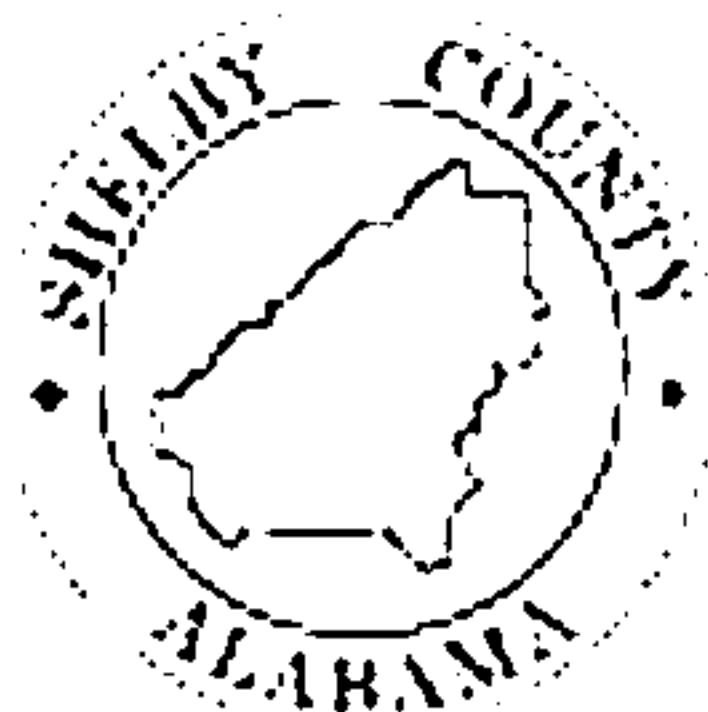


Exhibit A

Legal Description

Unit "C", Building 3, of Lot 3, Chandalar South Townhouses as recorded in Map Book 6, page 6, corrected in Map Book 7, page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the most Southerly corner of Lot 3; thence in a Northwesterly direction along the SW line of Lot 3 a distance of 29.93 feet; thence 90° right in a Northeasterly direction a distance of 15.0 feet to the Point of Beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C", and "D"; and the center line of the wood fence common to Units "C" and "D"; thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of Units "A", "B", "C", and "D"; thence left in a Northwesterly direction along the center line of last described fence a distance of 23.23 feet to intersection of the center line of the wood fence common to Units "B" and "C"; thence left in a Southwesterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C", and "D"; thence left in a Southeasterly direction along the center line of last described fence a distance of 20.92 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2021 08:17:07 AM
\$29.00 JOANN
20211206000579330

Allie S. Bayl