

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Investing in Alabama, LLC
3595 Grandview Pkwy
Suite 250
Birmingham AL 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand Dollars and No Cents (\$80,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Robert G. Pierce, an unmarried person, whose address is 1123 1ST PLACE NW, ARAB AL 35016 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Investing in Alabama, LLC whose address is 3595 Grandview Pkwy, Ste 250, Birmingham AL 35243 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

2550 N Chandalar Ln Pelham, AL 35124

Lot 1, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

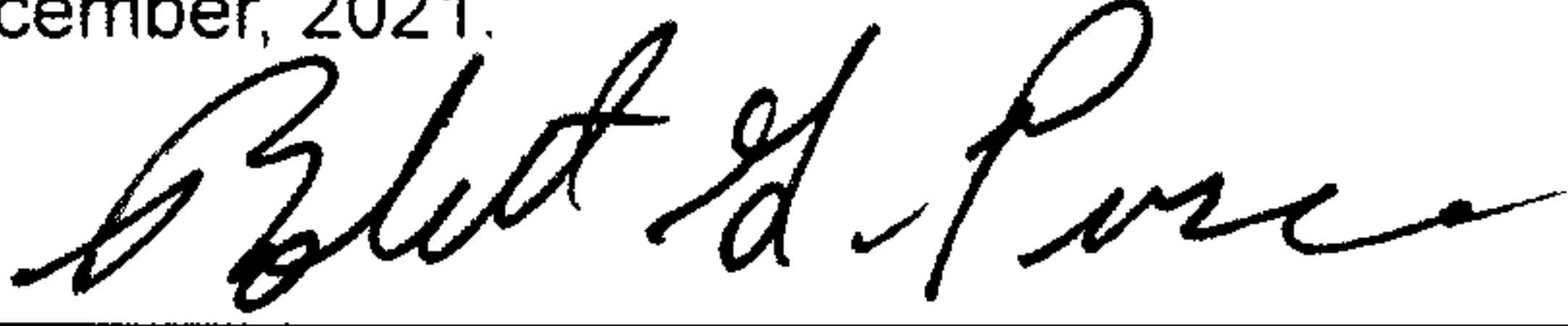
Robert G Pierce is the surviving Grantee from that certain Deed dated April 18, 1996 and recorded on April 29, 1996 in Instrument 1996-13841 and recorded on May 30, 1996 to show marital status of the grantors as married in Instrument 1996-17484, in the Office of Judge of Probate of Shelby County, Alabama. Myra D. Pierce, is deceased, having died on or about November 2, 2014.

\$98,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 30th day of December, 2021.



Robert G. Pierce

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Robert G. Pierce is/~~are~~ signed to the foregoing conveyance, and who is/~~are~~ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/~~she/they~~ executed the same voluntarily on the day the same bears date.

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



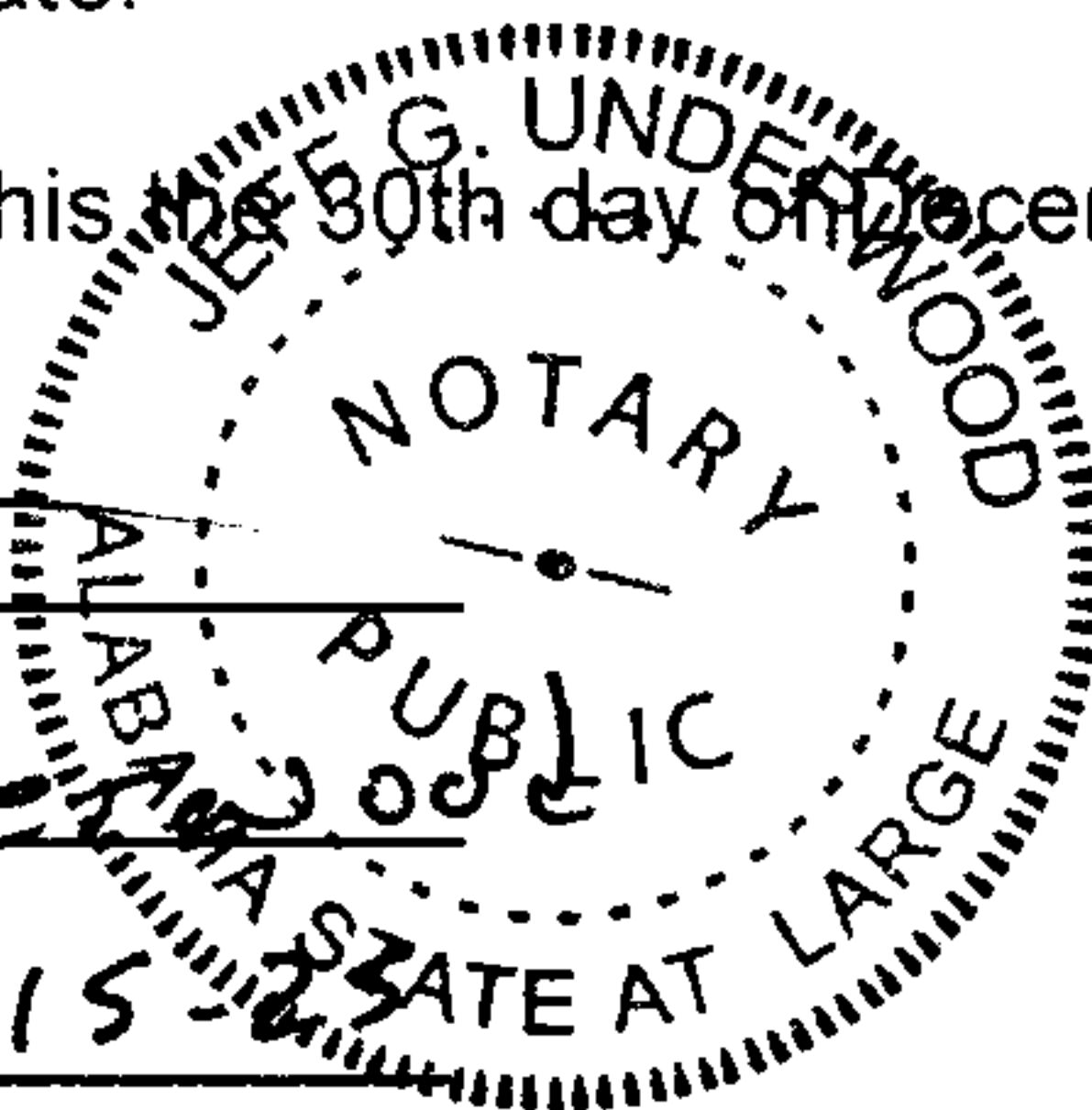
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires:

Jeff G. Underwood

3-15-23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 08:07:25 AM
\$26.00 JOANN
20220104000000100

Allie S. Bayl