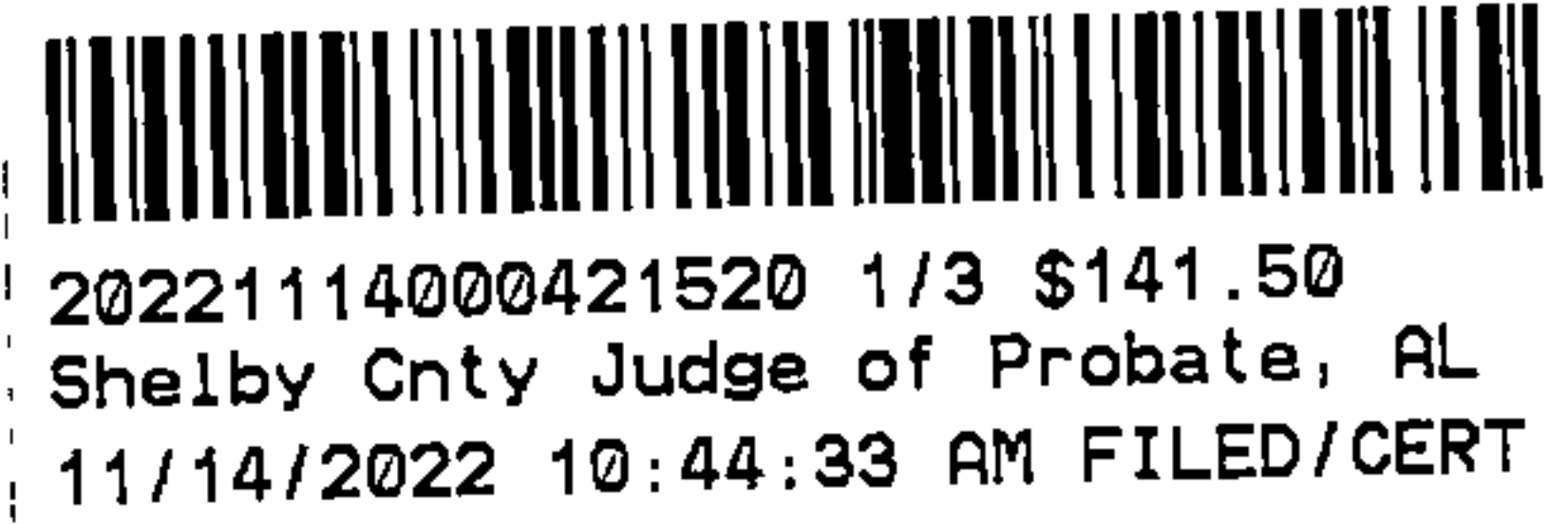


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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.



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, **Karl Ian Pfeiffer, 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, 2022.
2. Easements, restrictions, rights of way, and permits of record

Property constitutes no part of the homestead of the Grantors herein or their spouses 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.

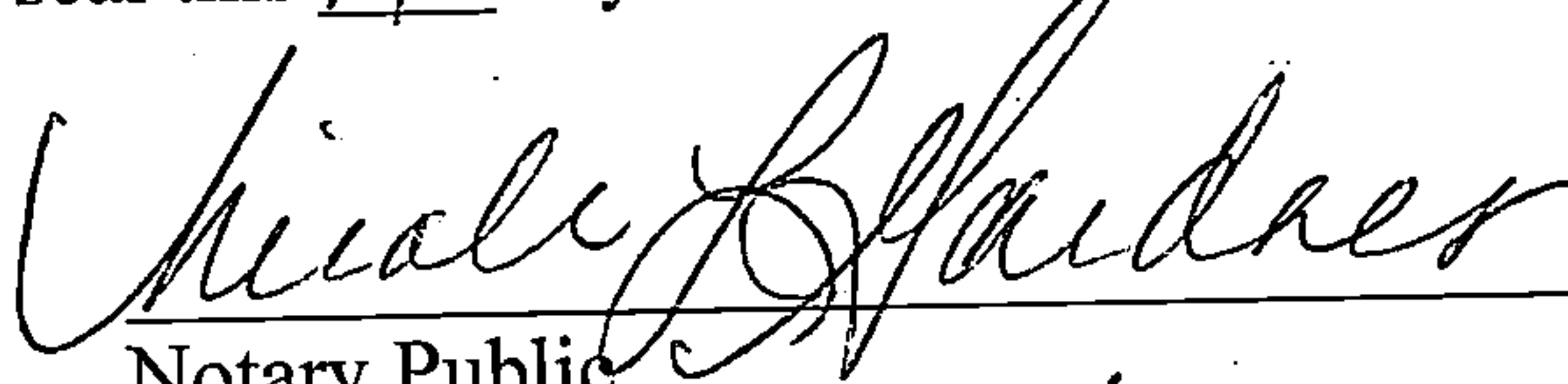
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of November 2022.

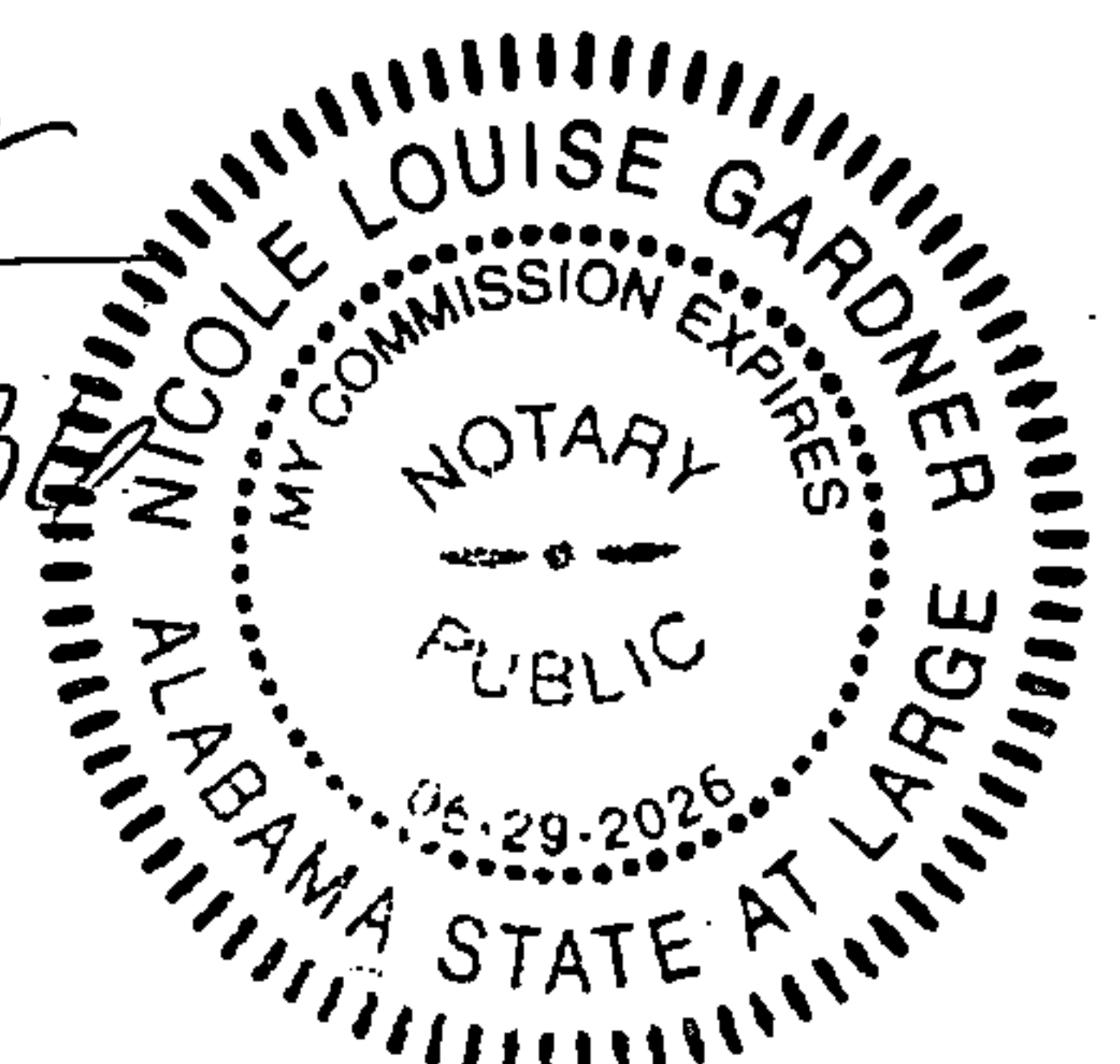

Karl Ian Pfeiffer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Karl Ian Pfeiffer**, 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 14th day of November 2022.


Notary Public
My Commission Expires 6-29-2026



Shelby County, AL 11/14/2022
State of Alabama
Deed Tax: \$113.50

Exhibit "A" - Legal Description

20221114000421520 2/3 \$141.50
Shelby Cnty Judge of Probate, AL
11/14/2022 10:44:33 AM FILED/CERT

Begin at the southwest corner of the northeast one quarter - southwest one quarter of Section 10, Township 21 south, Range 2 west, thence run in a northerly direction along the west line of said one-quarter one-quarter for a distance of 1336.47 feet, thence turn an angle to the right of 92 degrees 11 minutes 52 seconds and run in an easterly direction along the north line of said one-quarter one-quarter for a distance of 675.08 feet, thence turn an angle to the right of 87 degrees 48 minutes 08 seconds and run in a southerly direction for a distance of 1340.51 feet to a point on the south line of said northeast one quarter - southwest one quarter, thence turn an angle to the right of 92 degrees 32 minutes 25 seconds and run in a westerly direction along the south line of said one-quarter one-quarter for a distance of 675.25 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
Mailing Address

Karl Jan Pfeiffer
740 Shady Rd
Alabaster, AL
35007

Grantee's Name
Mailing Address

P&M Corporation, Inc
2510 College St SE
Decatur, AL
35601

Property Address

Average

Date of Sale

11-14-22

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

113,200.00

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 11-14-22

Print

Karl J. Pfeiffer

Sign

Karl J. Pfeiffer
(Grantor/Grantee/Owner/Agent) circle one

Unattested

20221114000421520 3/3 \$141.50
Shelby Cnty Judge of Probate, AL
11/14/2022 10:44:33 AM FILED/CERT