

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Ethan J. Curvin
1992 Chandalar Court
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THIRTY TWO THOUSAND AND 00/100 (\$132,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Thanos Ventures LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ethan J. Curvin** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A PARCEL OF LAND OCCUPIED BY UNIT "C" BUILDING 10, PHASE 2 OF CHANDALAR SOUTH TOWNHOMES, AS RECORDED IN MAP BOOK 7, PAGE 166, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 20 S, RANGE 3W, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID 1/4 1/4 SECTION ; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 840.76 FEET; THENCE 90° LEFT IN A WESTERLY DIRECTION A DISTANCE OF 110.0 FEET TO A POINT ON THE EAST RIGHT OF WAY OF CHANDALAR COURT; THENCE 90° RIGHT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 41.1 FEET; THENCE 90° RIGHT IN AN EASTERLY DIRECTION A DISTANCE OF 33.4 FEET TO THE POINT OF BEGINNING. SAID POINT BEING FURTHER IDENTIFIED AS THE SW CORNER OF SAID UNIT C; THENCE 00°59'27" LEFT IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF A PARTY WALL AND WOOD FENCE COMMON TO THE UNITS "C" AND "D" A DISTANCE OF 52.5 FEET; THENCE 90° LEFT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE OF A WOOD FENCE COMMON TO UNITS "A", "B", "C" AND "D" A DISTANCE OF 10.7 FEET TO THE SW EDGE OF A STORAGE BUILDING; THENCE 90° RIGHT IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF SAID STORAGE BUILDING A DISTANCE OF 4.2 FEET; THENCE 90° LEFT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE OF SAID STORAGE BUILDING A DISTANCE OF 6.4 FEET; THENCE 90° LEFT IN A WESTERLY DIRECTION ALONG THE NORTH SIDE OF SAID STORAGE BUILDING A DISTANCE OF 4.2 FEET TO A POINT ON THE WOOD FENCE COMMON TO UNITS A, B, C, AND D; THENCE 90° RIGHT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE OF SAID WOOD FENCE A DISTANCE OF 2.1 FEET TO THE CENTERLINE OF A WOOD FENCE COMMON TO UNITS B AND C; THENCE 90° LEFT IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF THE WOOD FENCE AND PARTY WALL COMMON TO UNITS B AND C AND ANOTHER WOOD FENCE COMMON TO UNITS B AND C, A DISTANCE OF 68.0 FEET TO A POINT ON THE OUTER FACE OF A WOOD FENCE EXTENDING ACROSS THE FRONTS OF UNITS A, B, C & D; THENCE 90° LEFT IN A SOUTHERLY DIRECTION ALONG THE OUTER FACE OF SAID WOOD FENCE ACROSS THE FRONT OF UNIT C, A DISTANCE OF 19.2 FEET TO THE CENTERLINE OF A WOOD FENCE COMMON TO UNITS

C AND D; THENCE 90° LEFT IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF SAID WOOD FENCE A DISTANCE OF 15.5 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **1992 Chandalar Court, Pelham, AL 35124**

\$105,600.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **22nd day of December, 2022.**

Thanos Ventures LLC


By: Robert Wilson, Managing Member

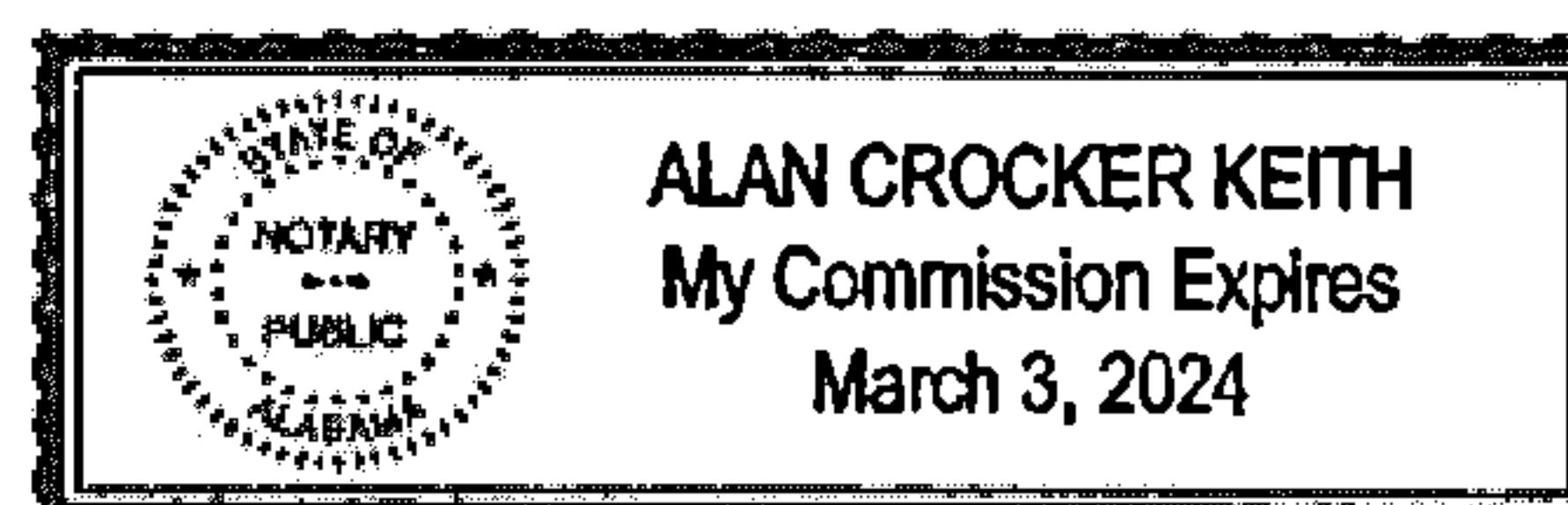
STATE OF ALABAMA)
 ;
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert Wilson** whose name as **Managing Member of Thanos Ventures LLC**, 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 Instrument, he as such Officer and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **22nd day of December, 2022.**



NOTARY PUBLIC
My Commission Expires: **03/03/2024**



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

Grantor's Name Thanos Ventures LLC
 Mailing Address 1900 Corporate Drive #381031
Birmingham, AL 35238

Grantee's Name Ethan J. Curvin
 Mailing Address 1992 Chandalar Court
Pelham, AL 35124

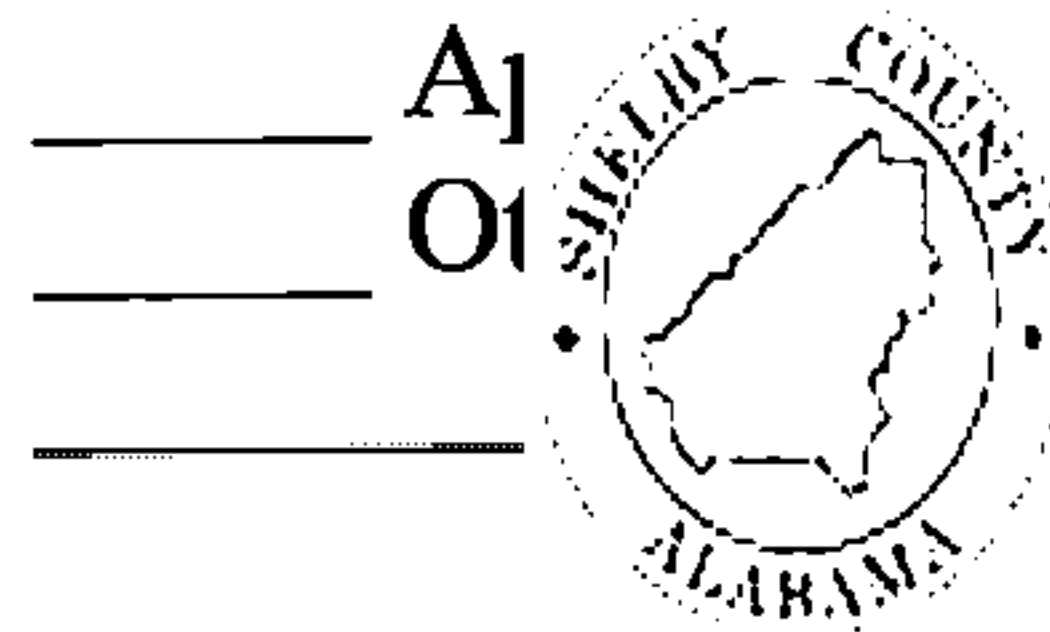
Property Address 1992 Chandalar Court
Pelham, AL 35124

Date of Sale December 22, 2022
 Total Purchase Price \$132,000.00

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
 Sales Contract
 X Closing Statement



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2022 03:44:45 PM
 \$54.50 JOANN
 20221222000458790

If the conveyance document presented for recordation contains all of the required information referred to in the instructions, the filing of this form is not required. *Alan C. Keith*

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 12-22-2022 Print Alan C. Keith

 Unattested

(verified by)

Sign Alan C. Keith
 (Grantor/Grantee/ Owner/Agent) circle one