

Send Tax Notice to:  
Addie L. McDaniel  
135 Polo Downs  
Chelsea, AL 35043

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This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-23-9415**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY FOUR THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$274,850.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Valor Communities, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more),** whose mailing address is

105 Hayesbury Drive, Pelham, AL 35124

by **Addie L. McDaniel (herein referred to as "Grantee"),** whose mailing address is

135 Polo Downs, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **135 Polo Downs, Chelsea, AL 35043,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$269,871.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 31st day of May,  
2023

Valor Communities, LLC, an Alabama Limited Liability Company

By: Jeannie Chance

Jeannie Chance, Authorized Agent

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeannie Chance**, whose name(s) as **Authorized Agent(s)** of **Valor Communities, LLC**, a/an **Alabama** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Valor Communities, LLC**, on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2023.

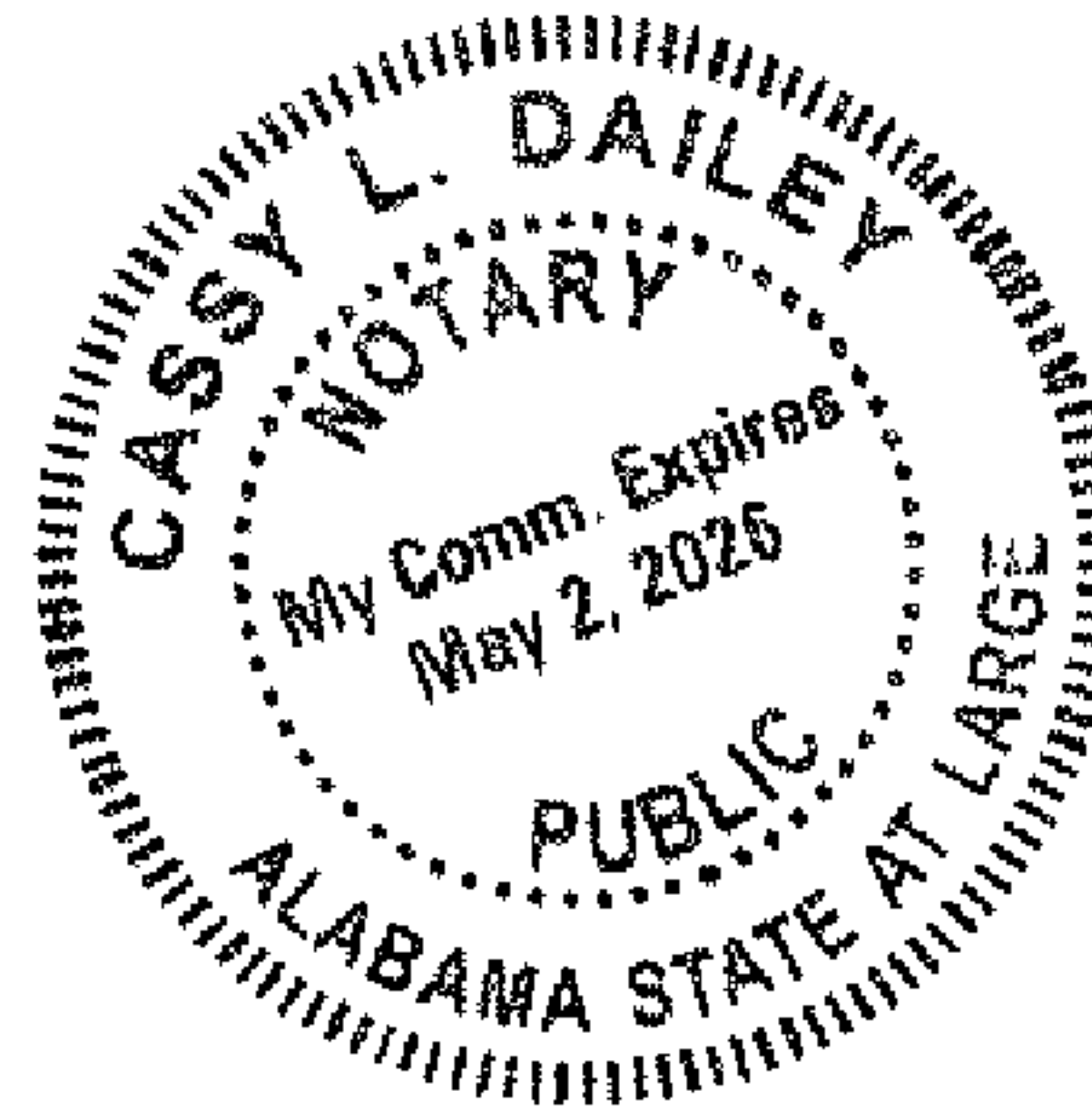
Cassy L. Dailey

Notary Public, State of Alabama

Cassy L. Dailey

Printed Name

My Commission Expires: 5-2-26



**EXHIBIT A**

Property 1:

Lot 341, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, Page 42 A, B, and C, in the Probate Office of Shelby County, Alabama



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/13/2023 07:58:50 AM  
\$33.00 JOANN  
20230613000176630

*Allen S. Bayl*