

This Instrument was Prepared by:

Send Tax Notice To: Paige Bauer

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-23-29144

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Oxmoor Land, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Paige Bauer**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$85,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of June, 2023.

OXMOOR LAND, LLC

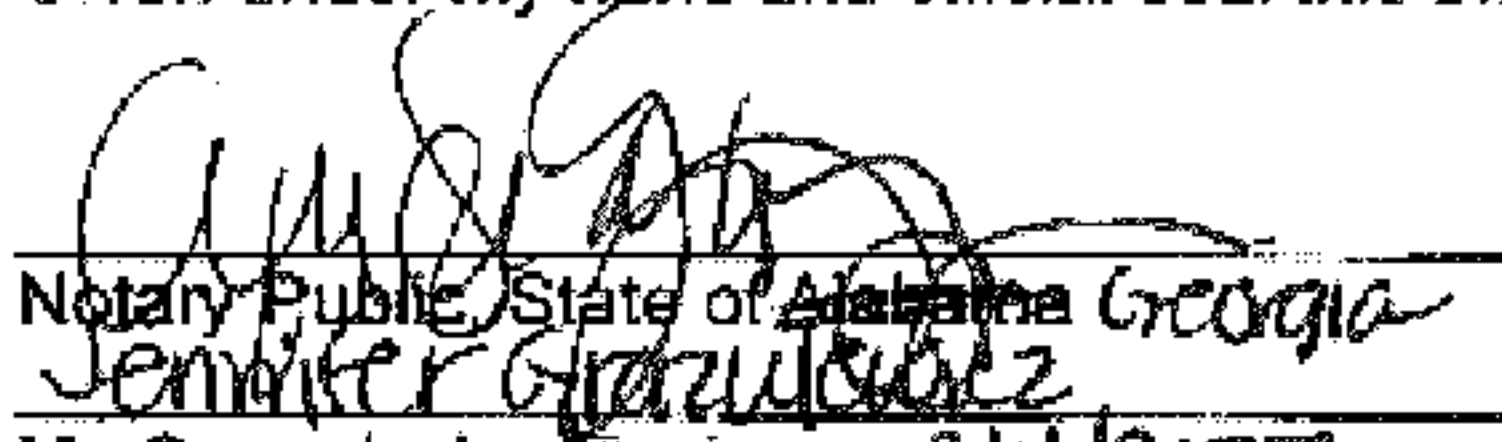
  
Rhonda Gilbert  
Managing Member

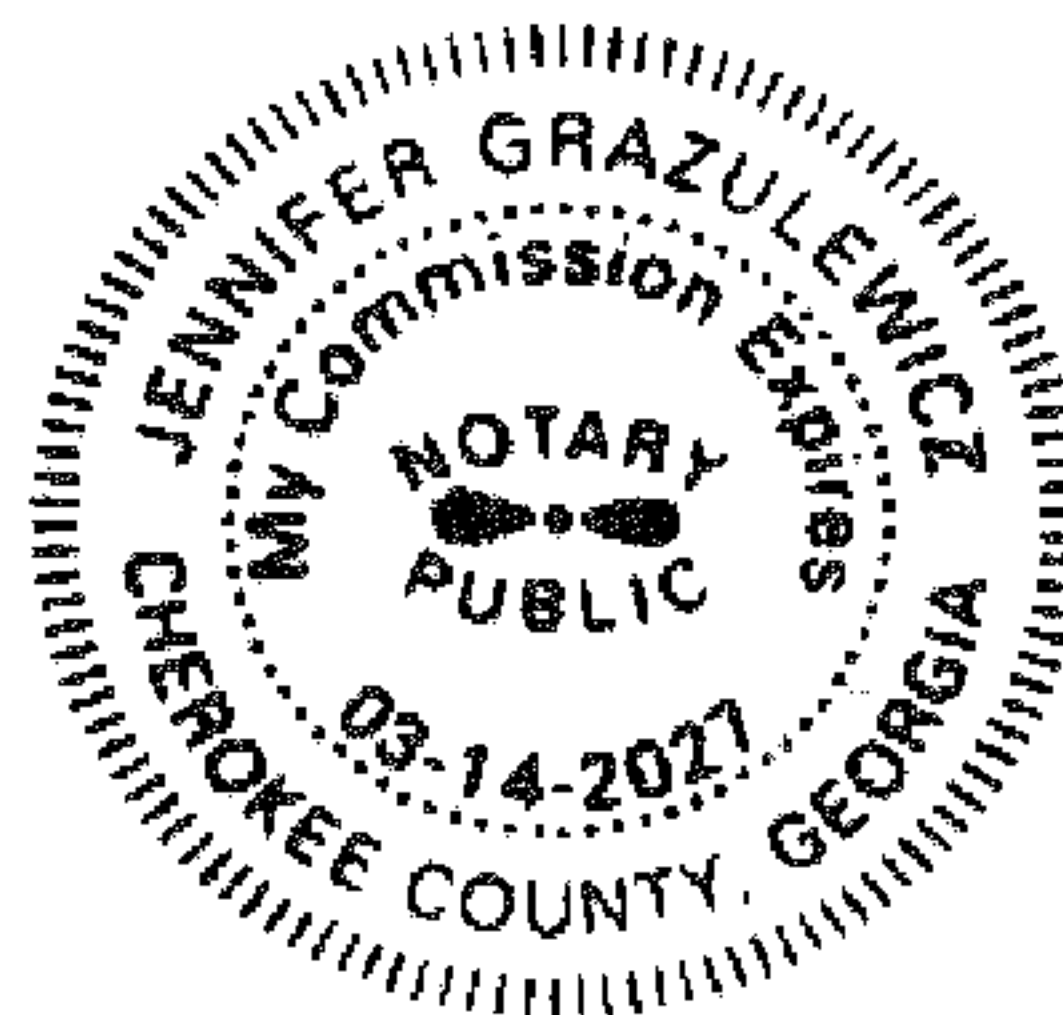
State of ~~Alabama~~ Georgia

County of ~~Fulton~~

I, Jennifer Grazulewicz a Notary Public in and for the said County in said State, hereby certify that Rhonda Gilbert as Managing Member of Oxmoor Land, LLC, whose name(s) 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 26th day of June, 2023.

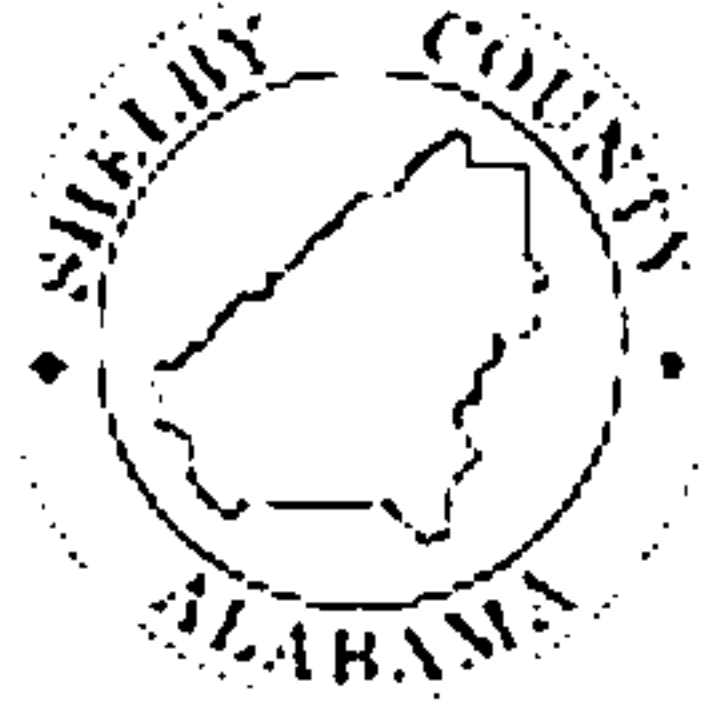
  
Notary Public, State of ~~Alabama~~ Georgia  
Jennifer Grazulewicz  
My Commission Expires: 3/14/2027



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The SE 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West and the East 165 feet of the SW 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West, lying in Shelby County, Alabama being more particularly described as follows:

Beginning at a rockpile found at the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 33, also being the Southwest corner of Lot 305 of Yellowleaf Estates 3rd Sector; thence North 88 degrees 15 minutes 43 seconds East for 268.75 feet to a rebar found on the West side of Pin Oak Drive; thence North 88 degrees 28 minutes 21 seconds East for 60.21 feet to an iron pin found on the East side of Pin Oak Drive; thence North 88 degrees 06 minutes 19 seconds East for 181.28 feet to a capped iron pin found at the Southeast corner of Lot 306 of Yellowleaf Estates 3rd Sector; thence North 88 degrees 14 minutes 14 seconds East for 129.92 feet to a capped iron found at the Southeast corner of Lot 218 of Yellowleaf Estates 2nd Sector; thence North 88 degrees 11 minutes 35 seconds East for 192.68 feet to a capped iron found at the Southeast corner of Lot 217 of Yellowleaf Estates 2nd Sector; thence North 88 degrees 11 minutes 55 seconds East for 271.81 feet to a capped iron found at the Southwest corner of Lot 205A of the Resurvey of Lots 204-206 Yellowleaf Ridge Estates 2nd Sector; thence North 88 degrees 48 minutes 47 seconds East for 253.38 feet to a capped iron found; thence South 05 degrees 49 minutes 19 seconds West for 290.56 feet to a capped iron found at the Northwest corner of Lot 202 of Yellowleaf Estates 2nd Sector; thence South 02 degrees 14 minutes 56 seconds East for 152.40 feet to a capped iron found at the Northwest corner of Lot 201 Yellowleaf Estates 2nd Sector; thence South 02 degrees 11 minutes 42 seconds West for 145.95 feet to a capped iron found at the Northwest corner of Lot 29 of Yellowleaf Ridge Estates; thence South 02 degrees 20 minutes 11 seconds West for 133.68 feet to a capped iron found at the Northwest corner of Lot 30 of Yellowleaf Estates; thence South 02 degrees 09 minutes 03 seconds West for 115.64 feet to a capped iron found at the Northwest corner of Lot 31 of Yellowleaf Ridge Estates; thence South 08 degrees 48 minutes 25 seconds West for 85.95 feet to a 3/4 inch pinchtap pipe found; thence South 00 degrees 46 minutes 49 seconds West for 389.86 feet to a 3/4 inch pinchtap pipe found; thence North 88 degrees 43 minutes 44 seconds West for 415.72 feet to a 1/2 inch rebar found; thence North 87 degrees 39 minutes 29 seconds West for 249.35 feet to a 1/2 inch rebar found; thence North 88 degrees 22 minutes 18 seconds West for 405.11 feet to a 5/8 inch rebar found; thence South 89 degrees 47 minutes 04 seconds West for 298.51 feet to a tall pipe found; thence North 89 degrees 55 minutes 15 seconds West for 165.01 feet to an iron pin set; thence North 03 degrees 44 minutes 05 seconds East for 1234.65 feet to an iron pin set on the South line of Lot 518 Yellowleaf Ridge Estates 5th Sector; thence North 89 degrees 47 minutes 54 seconds East along the South line of said Lot 518 for 165.00 feet to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/28/2023 02:06:45 PM  
 \$128.00 PAYGE  
 20230628000192550

*Allen S. Bayl*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Oxmoor Land, LLC</u>	Grantee's Name	<u>Paige Bauer</u>
Mailing Address	<u>6879 Peachtree Dunwoody Rd</u>	Mailing Address	<u>109 Rabbit Run</u>
	<u>Building A2</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>Pine Oak Drive</u>	Date of Sale	<u>June 26, 2023</u>
	<u>Atlanta, GA 30528</u>	Total Purchase Price	<u>\$100,000.00</u>
	<u>Chelsea, AL 35043</u>	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 June 22, 2023

Unattested

*[Signature]*  
 (verified by)

Print Oxmoor Land, LLC

Sign

*[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one