

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Jack Shaw
401 Firefly Hollow
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 (\$188,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

11.17 Properties, LLC, a Limited Liability Company

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Jack Shaw

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

S.E.1/4 of the S.W.1/4 of Sec. 12, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the Northeast Corner of the S.E.1/4 of the S.W.1/4 of said Sec. 12; Thence run West along the North 1/4-1/4 line a dist. of 1322.33 feet to the Northwest corner of said 1/4-1/4; Thence turn left 90 degrees 59 minutes 07 seconds and -run southerly along the west 1/4-1/4 line a dist. of 445.36 feet; Thence turn left 89 degrees 03 minutes 02 seconds and run easterly a dist. of 1322.03 feet to a point of the east 1/4-1/4 line; Thence turn left 90 degrees 54 minutes 46 seconds and run northerly along the east 1/4-1/4 line a dist. of 444.47 feet to the point of beginning.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his/her successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee his/her heirs and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 31st day of August, 2023.

11.17 Properties, LLC

By: 
Clinton Cook

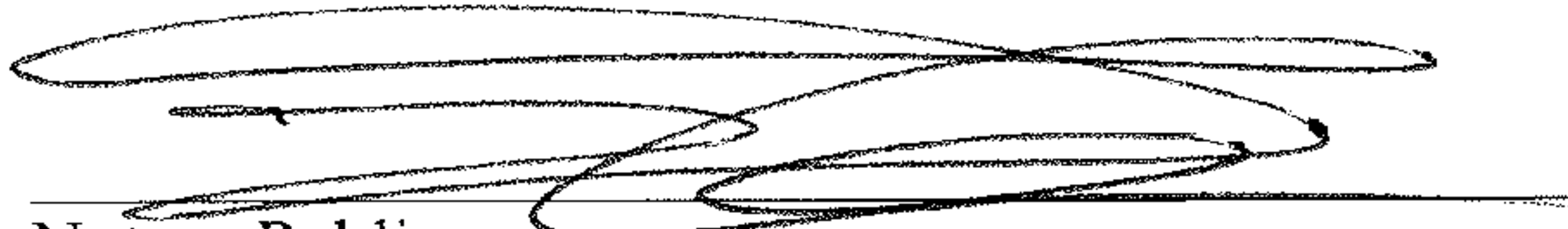
Its: Managing Member

STATE OF ALABAMA

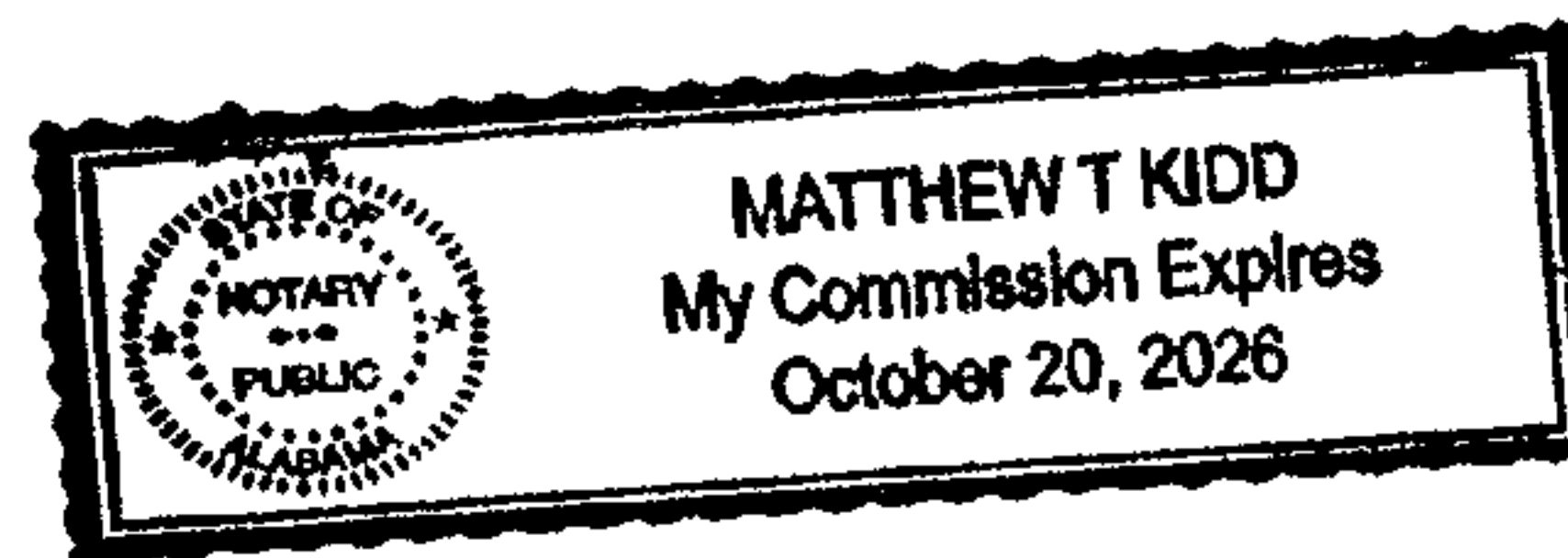
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clinton Cook** whose name as **managing member** of **11.17 Properties, LLC**, and acting in his official capacity thereof, 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, as such and with full authority, executed the same voluntarily for and as the act of said company.

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


Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name 11.17 Properties, LLCMailing Address 541 Cliff Place
Homewood, AL. 35209Property Address Acreage in Chelsea
Chelsea, AL 35043Grantee's Name Jack Shaw and Allison Allgood
ShawMailing Address Acreage in Chelsea
Chelsea, AL 35043Date of Sale August 31, 2023Total Purchase Price \$188,000.00

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☒ Closing Statement☐ Appraisal☐ Other: _____

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.

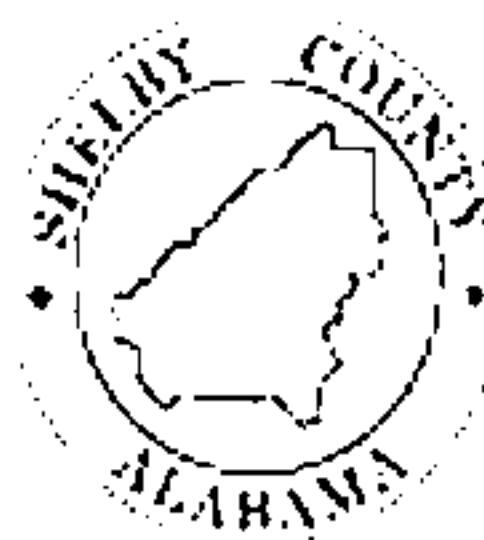
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: August 31, 2023/ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2023 10:43:58 AM
\$216.00 BRITTANI
20230901000265260

Pri- Shannon AndersonSign Shannon Anderson
(Grantor/Grantee/ Owner/Agent) circle one**Form RT-1**Allison Boyd