

Send Tax Notice to:  
LaTina Pritchett  
510 Polo Way  
Chelsea, AL 35043

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This Instrument Prepared By:  
Sandy F. Johnson  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-23-8743

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY NINE THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$279,850.00)** 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 **LaTina Pritchett (herein referred to as "Grantee"),** whose mailing address is

510 Polo Way, 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 **510 Polo Way, 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.

**\$274,780.00 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 30<sup>th</sup> day of August, 2023

Valor Communities, LLC, an Alabama Limited Liability Company

By: Eric Foster, Authorized Agent  
Erica Foster, Authorized Agent

State of Alabama  
County of Shelby

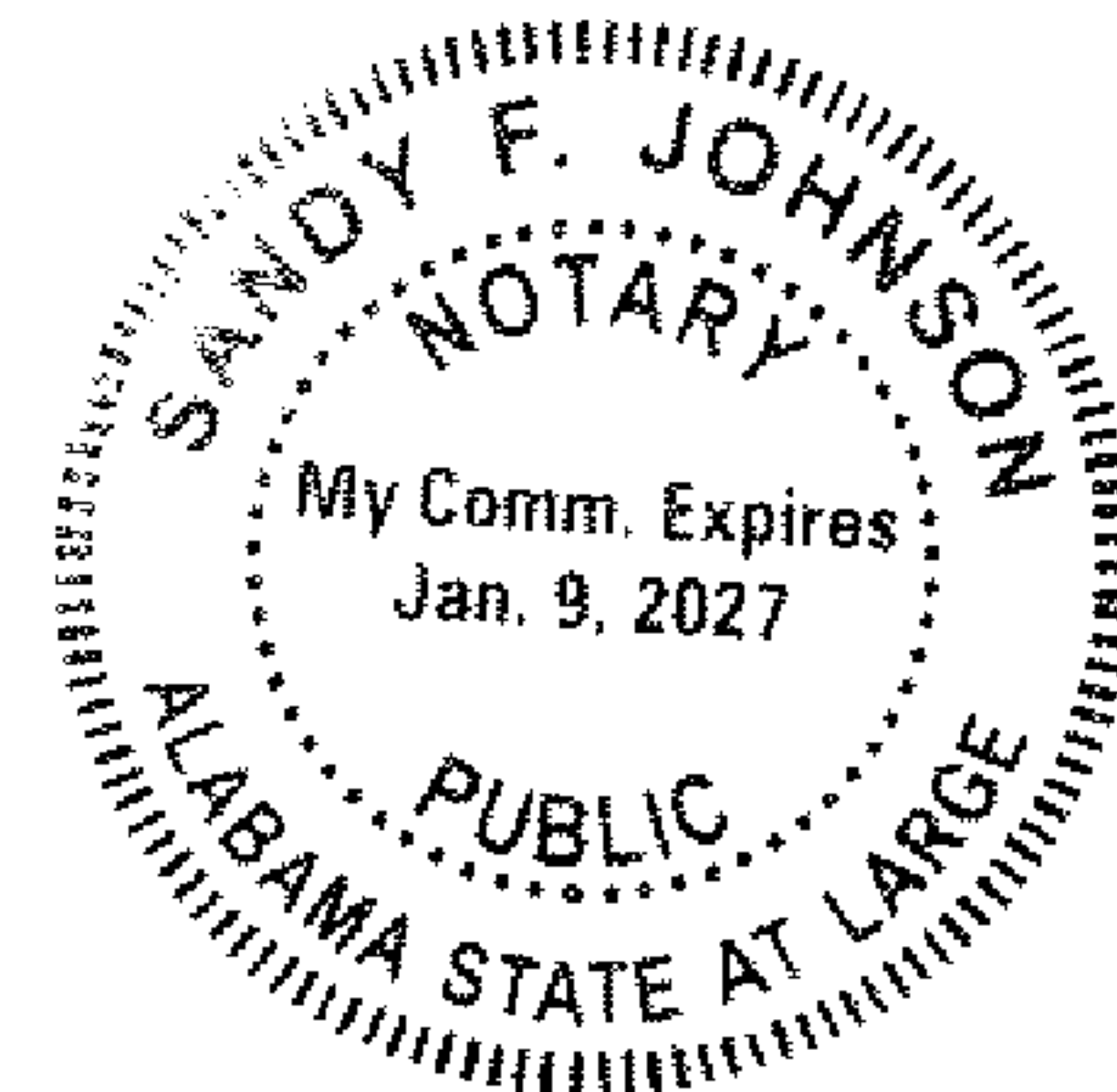
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Erica Foster**, whose name(s) as **Authorized Agent(s)** of **Valor Communities, LLC**, a/an **Alabama** limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 30<sup>th</sup> day of August, 2023

Sandy F Johnson  
Notary Public

Printed Name

My Commission Expires: 1/9/27



**EXHIBIT A**

Property 1:

Lot 322, according to the Survey of The Village at Polo Crossings Sector 1, 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  
09/06/2023 02:28:45 PM  
\$33.50 PAYGE  
20230906000269950

*Allen S. Bayl*