

Send Tax Notice to:  
Matthew J. Lovoy, a single man  
506 Polo Way  
Chelsea, AL 35043

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

File: **PEL-23-9302**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 (\$288,000.00)** 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 **Matthew J. Lovoy, a single man (herein referred to as "Grantee")**, whose mailing address is  
516 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 **516 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.

**\$282,783.00 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 14 day of September, 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, Authorized Agent**, 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 14 day of September, 2023

Cassy L. Dailey

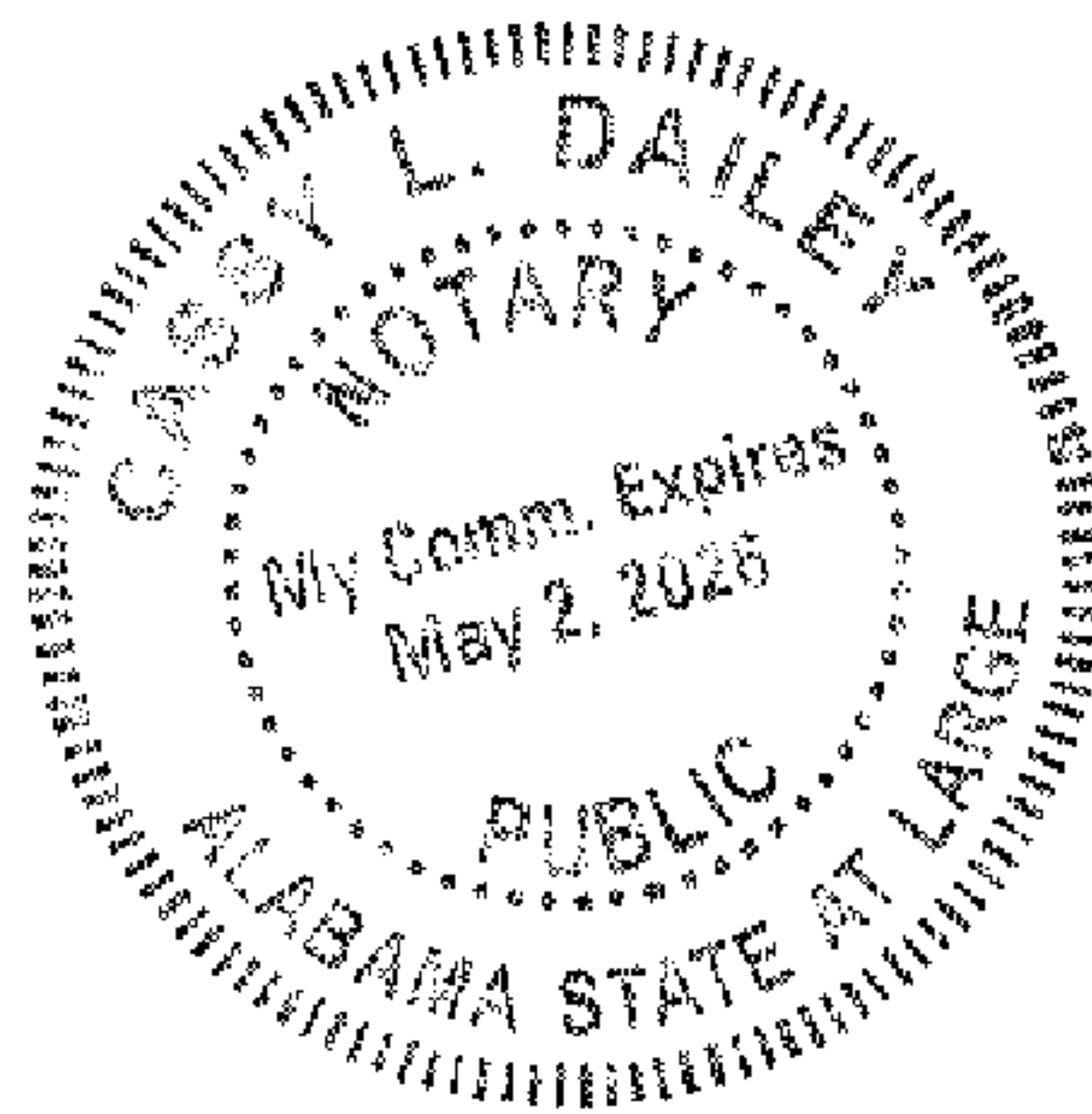
Notary Public, State of

Cassy L. Dailey

Printed Name

My Commission Expires:

05/02/2026



**EXHIBIT A**

Property 1:

Lot 320, 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**  
**09/20/2023 02:22:24 PM**  
**\$33.50 PAYGE**  
**20230920000282250**

*Allie S. Bayal*