

STATE of ALABAMA)
COUNTY of SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one million fifteen thousand seven hundred ninety five and no/100 (\$1,015,795.00) being the high bid at auction, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Cecile Louise Mason and Rebecca Washington Mason, both single individuals, Rebecca Washington Mason, the Personal Representative of the Estate of Ross Orcutt Mason, deceased [Jefferson County Probate Casse 21BHM02119, and Louis Boyd Mason, a married individual (Grantors) whose address is 15205 Highway 280, Chelsea, Alabama 35043 do grant, bargain, sell and convey unto Polo Crossings, LLC. (Grantee) whose address is 2613 Apollo Circle, Hoover, Alabama 35226, in and to the following described real estate situated in Shelby County, Alabama to-wit:

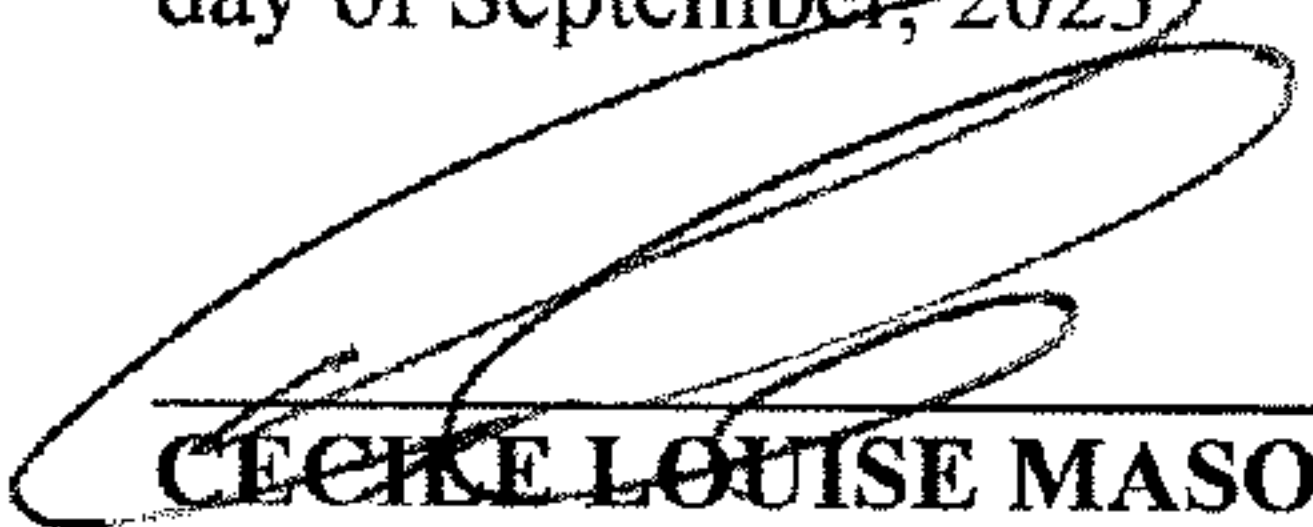
Lots 1, 2, 3 ,4, 5 and 6, according to the Map of Mason Addition to Highway 280 as recorded in Map Book 58, Page 66 in the Probate Office of Shelby County, Alabama. aka 15205 Highway 280, Chelsea, Alabama 35043


SUBJECT TO:
Ad valorem taxes due October 1, 2023.
Matters as displayed on Map Book 58, Page 66.
Title to all minerals and mining rights not owned by Grantors.

The property conveyed does not constitute any part of the homestead of Louis Boyd Mason or his spouse.


TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 26TH day of September, 2023


CECILE LOUISE MASON


REBECCA WASHINGTON MASON


LOUIS BOYD MASON


REBECCA WASHINGTON MASON
the Personal Representative of the
Estate of ROSS ORCUTT MASON,
Deceased [Jefferson County Probate
Case 21BHM02119

State of Alabama

Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that, Cecile Louise Mason whose name 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 said conveyance, she executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 26TH day of September, 2023.


Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

State of Alabama

Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that, Rebecca Washington Mason whose name 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 said conveyance, she

executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 26TH day of September, 2023.


Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that, Louis Boyd Mason whose name 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 said conveyance, he executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 26TH day of September, 2023.


Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that, Rebecca Washington Mason whose name as the Personal Representative of the Estate of Ross Orcutt Mason, deceased [Jefferson County Probate Case 21BHM02119] 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 said conveyance, she in her capacity as said Personal Representative and with full authority executed the same voluntarily on the day the same bares date for and as the act of said estate.

Given under my hand and official seal of office this 26TH day of September, 2023.


Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

This instrument prepared by:
Gene W. Gray, Jr.
2100 Southbridge Parkway, #338
Birmingham, Al 35209
205-879-3400
File 223201

Send tax notice to:
Polo Crossings, LLC
2613 Apollo Circle
Hoover, Alabama 35226
Parcel ID TBA

Real Estate Sales Validation Form

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

Grantor's Name CECILE LOUISE MASON, LOUIS BOYD Grantee's Name POLO CROSSINGS, LLC
Mailing Address MASON, REBECCA WASHINGTON MAILING ADDRESS 2613 APOLLO CIRCLE
MASON, ESTATE OF ROSS ORCUTT
MASON, DECEASED
15205 HIGHWAY 280 HOOVER, AL 35226
CHELSEA, AL 35043
Property Address 15205 HIGHWAY 280 Date of Sale 09/26/2023
CHELSEA, AL 35043 Total Purchase Price \$ 1,015,795.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 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 9/26/23 Print GENEW. GRAY, JR.
Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2023 08:02:40 AM
\$1047.00 BRITTANI
20230927000288500

Allen S. Boyd