

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
LTD Investments Inc.
763 Cahaba Manor Trail
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND AND 00/100 Dollars (\$174,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Porter L. Thomas and Ema A. Thomas, husband and wife

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

LTD Investments Inc., an Alabama Limited Liability Company

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 36, and the Northwesterly 0.3 feet of Lot 35. according to the Survey of Cahaba Manor Town Homes - Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama. Except that part of said Lot 36, more particularly described as follows: Begin at the North corner of said Lot 36; thence in a Southwesterly direction along the Northwest line of said Lot 36, a distance of 142.89 feet; thence 10 degrees 34 minutes left in a Southwesterly direction along the Northwest line of said Lot 36 a distance of 25.99 feet to a point on the Northeast right of way line of Cahaba Manor Trail, said point also being on a curve to the right, said curve having a radius of 110.34 feet and a central angle of 00 degrees 16 minutes 55 seconds; thence 90 degrees left to a tangent of said curve; thence along an arc of said curve in a Southeasterly direction along said right of way, a distance of 0.54 feet to end of said curve; thence 79 degrees 42 minutes 55 seconds left from tangent of said curve in a Northeasterly direction a distance of 168.33 feet to a point on the Northeast line of said Lot 36; thence 90 degrees left in a Northwesterly direction along said Northeast line a distance of 5.3 feet to the point of beginning.

Ema A. Thomas executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.

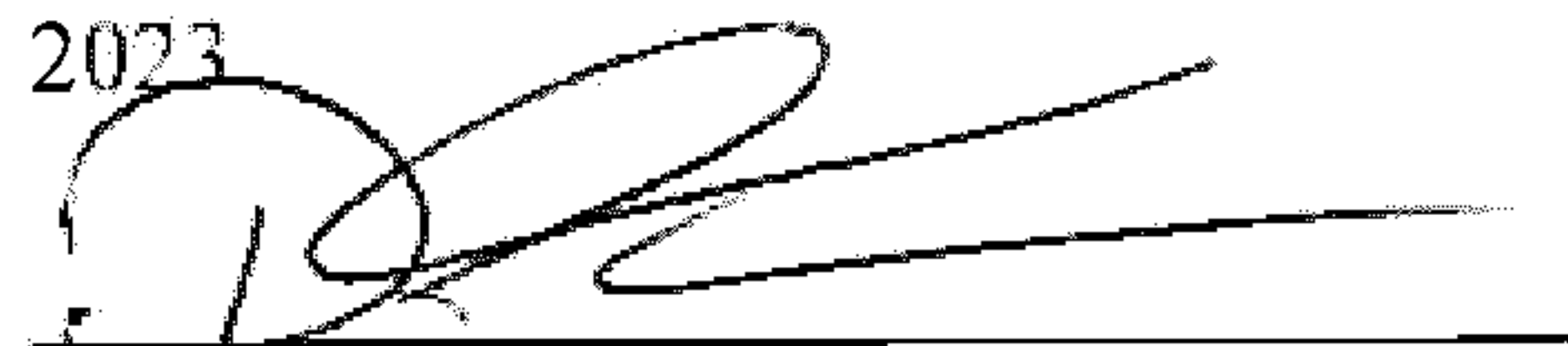
- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

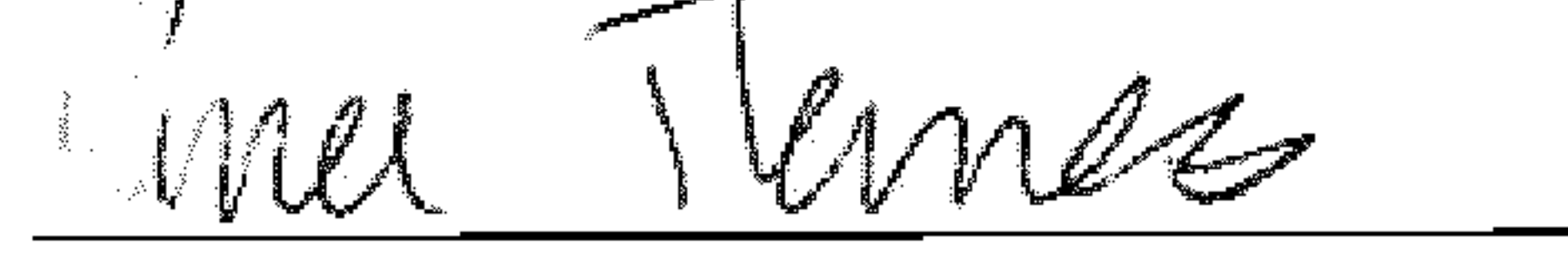
And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 12th day of October,

2023



Porter L. Thomas

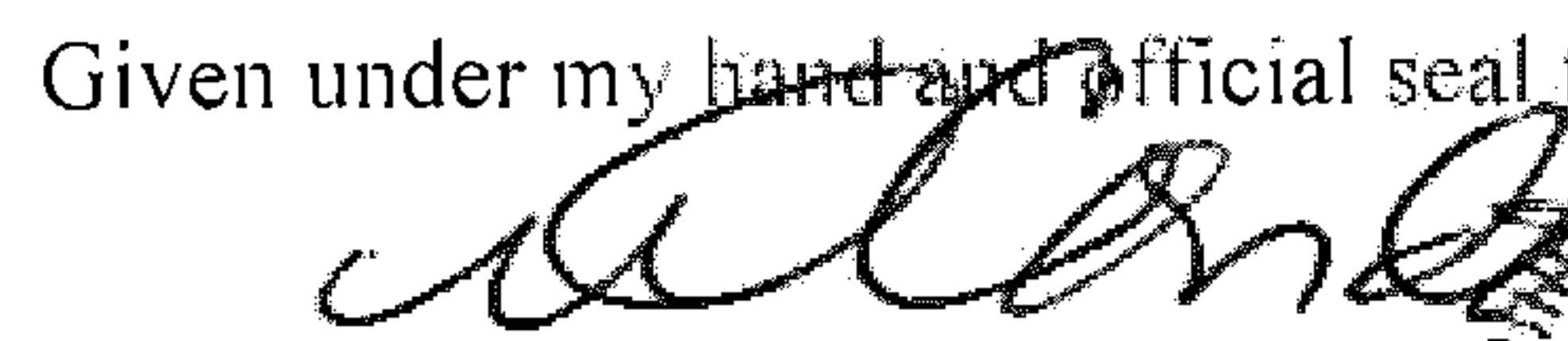


Ema A. Thomas

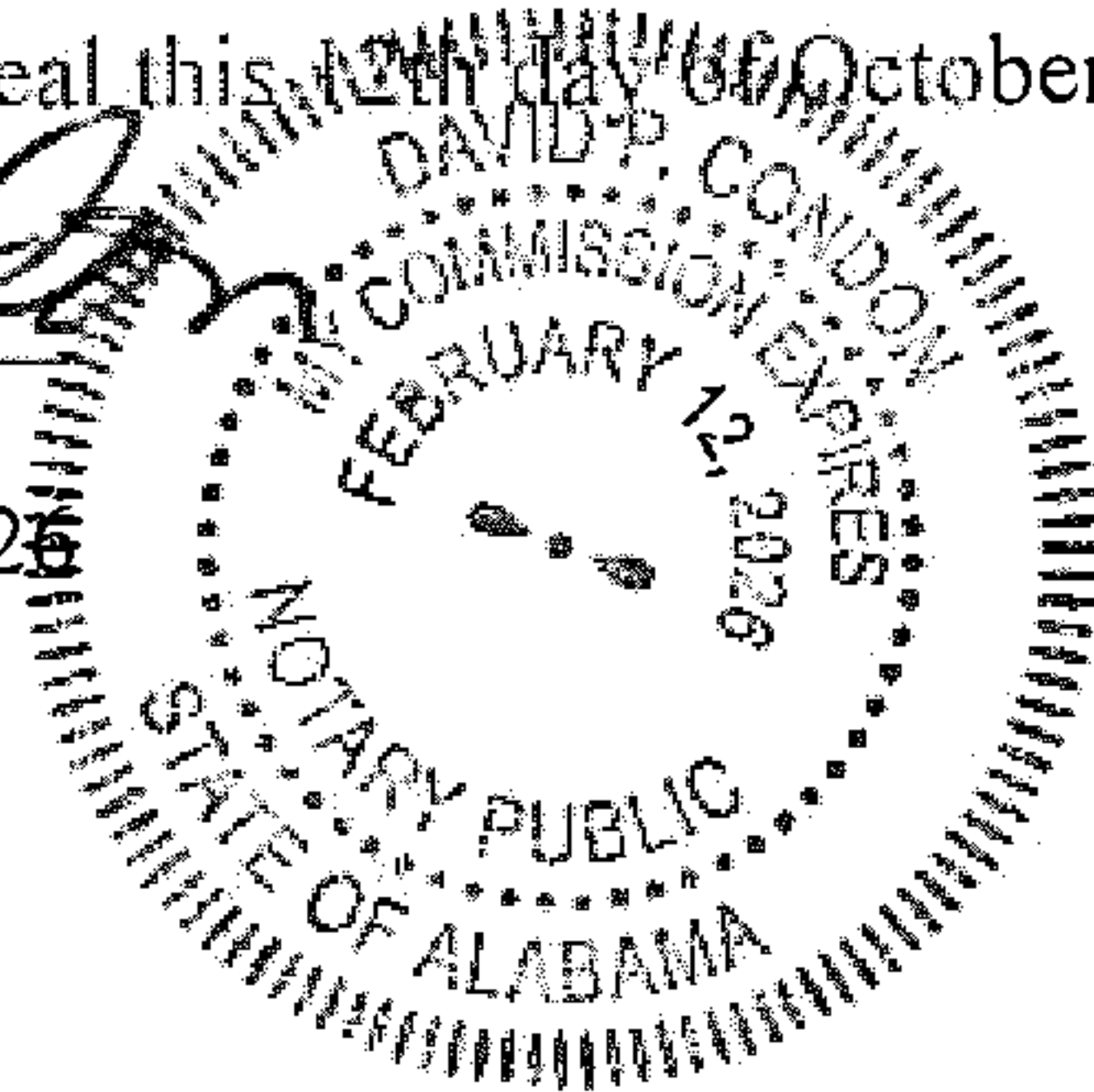
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Porter L. Thomas and Ema A. Thomas whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2023.



Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	Porter L. Thomas	Grantee's Name	<u>LTD Investments Inc.</u>
Mailing Address	763 Cahaba Manor Trail	Mailing Address	4221 County Road 51
	Pelham, Al. 35124		Faunsdale, Al. 36738-3412
Property Address	<u>763 Cahaba Manor Trail</u>	Date of Sale	<u>October 12, 2023</u>
	<u>Pelham. AL 35124</u>	Total Purchase Price	<u>\$174,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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	<u>10/12/23</u>	Print	<u>David Gordon</u>
☐ Unattested		Sign	<u></u>
	(verified by)		(Grantor/Grantee/ Owner (Agent)) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2023 10:49:03 AM
\$202.00 JOANN
20231013000303350

Form RT-1

Allen S. Boyd