

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Tudor Enterprises Inc.
1513 Scout Trace
Hoover, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Megan Louise Spain, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tudor Enterprises Inc.** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The subject property is the same property as acquired in deeds recorded in Instrument #20230922000284380; Instrument #2007121200561260; Instrument #2007022000079280; Instrument #20061026000528770; Instrument #20061018000517390; Instrument #20040722000407120; Instrument #20040722000407110; and Instrument #20040510000244580 in which a typographical error was made in the legal description.

Property Address: **5 Dogwood Circle, Pelham, AL 35124**

\$258,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this **23rd day of October, 2023.**


Megan Louise Spain

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Megan Louise Spain** 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 the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **23rd day of October, 2023.**


Jeff Wade Farmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**

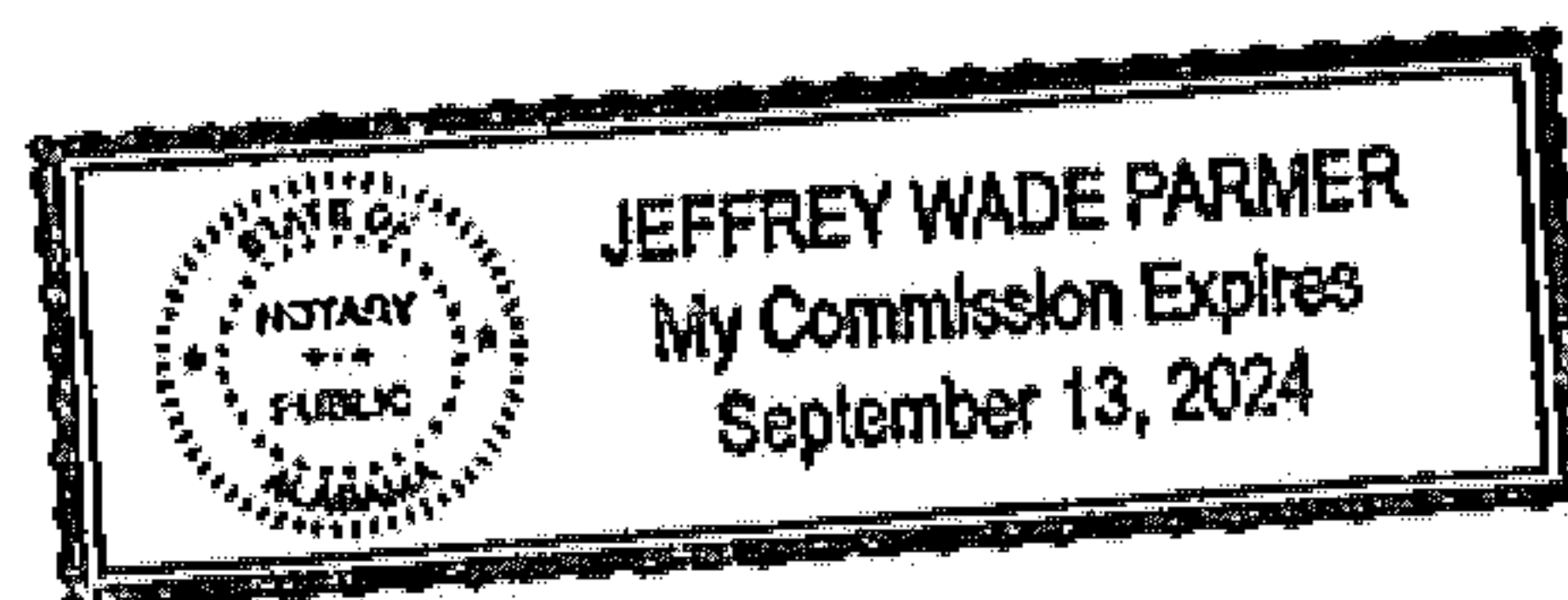


Exhibit A

Legal Description

Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West, run thence in a Northerly direction along West line of Section 18, Township 20 South, Range 2 West, for a distance of 1600.43 feet to the Point of Beginning; from the point of beginning thus obtained, turn an angle to the right of 89 degrees 49 minutes 30 seconds and run in an Easterly direction for a distance of 304.45 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 262.95 feet; thence turn an angle to the right of 103 degrees 29 minutes and in a Northwesterly direction for a distance of 15.90 feet to the point of beginning of a curve to the right (said curve having a central angle of 33 degrees 33 minutes 30 seconds and a radius of 25 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve (said preceding curve having a central angle of 89 degrees 19 minutes and a radius of 35 feet); thence along the arc of said curve for a distance of 54.55 feet; thence turn an angle to the right of 45 degrees 21 minutes (said angle being measured from the chord of last described course to the preceding course) and run in a Northwesterly direction for a distance of 337.70 feet to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Megan Louise Spain
 Mailing Address 113 Weatherly Way
Pelham, AL 35124

Grantee's Name Tudor Enterprises Inc.
 Mailing Address 1513 Scout Trace
Hoover, AL 35244

Property Address 5 Dogwood Circle
Pelham, AL 35124

Date of Sale October 24, 2023
 Total Purchase Price \$190,000.00

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

☐ Appraisal
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/25/2023 08:16:02 AM
 \$32.00 PAYGE
 20231025000313800

Allen S. Byrd

☒ 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 10-22-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1