

**Document Prepared by:**  
Shannon R. Crull, P.C.  
3009 Firefighter Lane  
Birmingham, AL 35209

**Send Tax Notice to:**  
1611 Ridge Rd LLC  
3601 Cumberland Trace  
Birmingham AL 35242

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00), and other good and valuable consideration in hand paid to Nancy L. Mahoney, a widow (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by 1611 Ridge Rd LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 49, according to the survey of Meadow Brook 5th Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.**

**Nancy L. Mahoney is the surviving grantee of deed recorded in Book 085, Page 642 in Shelby County, Alabama. The other grantee, Clinton G. Mahoney, III, passed away on or about January 21, 2023.**

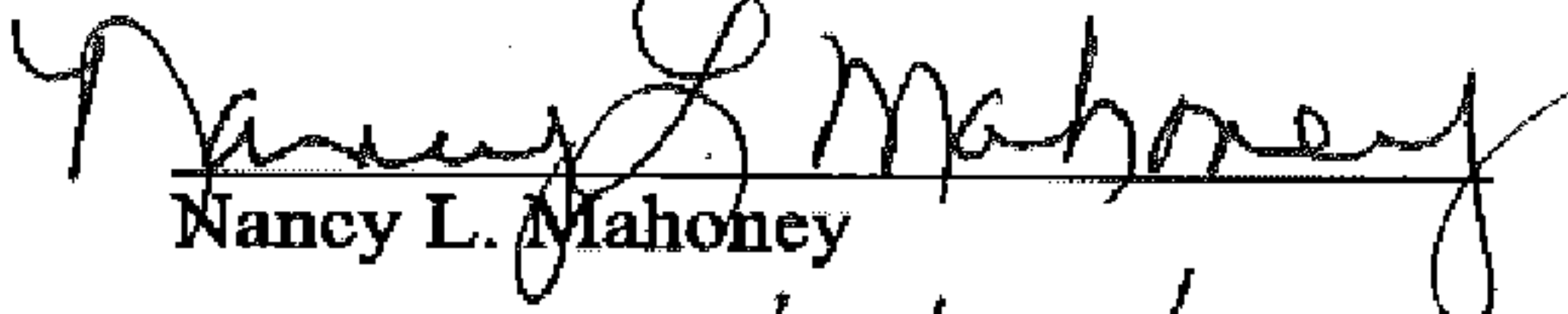
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$447,000.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

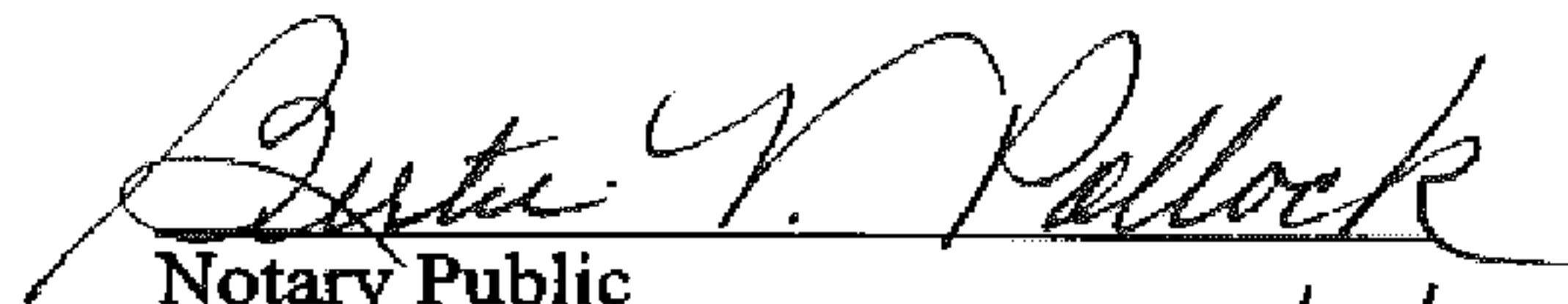
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 3rd day of November, 2023.

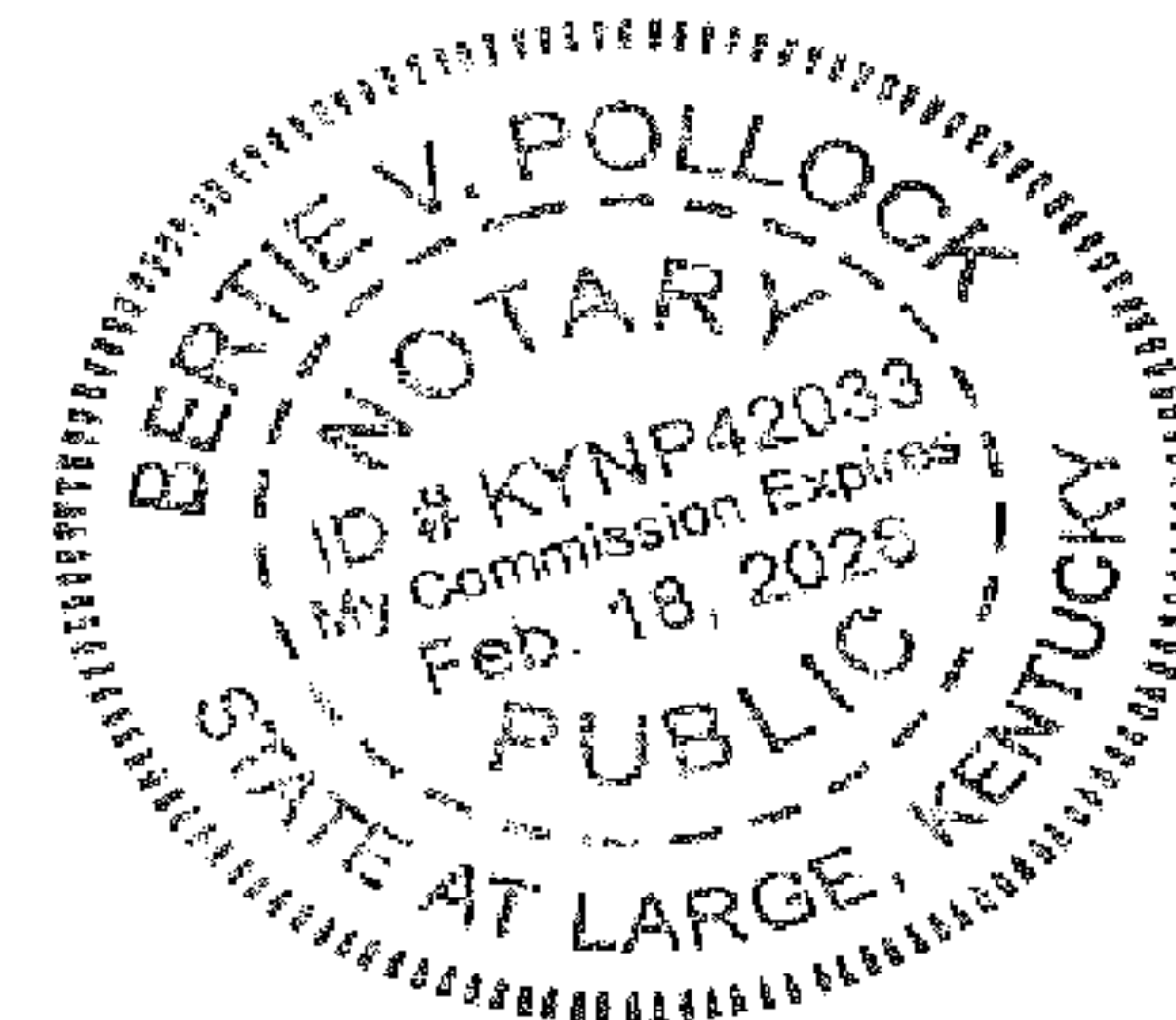
  
Nancy L. Mahoney

STATE OF *Kentucky*  
COUNTY OF *McCracken*

I, the undersigned Notary Public in and for said County and State, hereby certify that Nancy L. Mahoney whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of November, 2023.

  
Notary Public  
My Commission Expires: *02/18/2025*





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/07/2023 01:14:56 PM  
 \$29.00 BRITTANI  
 20231107000327660

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Nancy L. Mahoney  
 Mailing Address 210 Cimarron Way  
Paducah, KY 42001

Grantee's Name 1611 Ridge Rd LLC  
 Mailing Address 3601 Cumberland Trace  
Birmingham, AL 35242

Property Address 5038 Stratford Road  
Birmingham, AL 35242

Date of Sale November 3, 2023  
 Total Purchase Price \$325,000.00  
 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:

☒ 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 11-3-2023

Print Lynda Howard

☐ Unattested

(verified by)

Sign

Lynda Howard  
 (Grantor/Grantee/ Owner/Agent) circle one