

Send Tax Notice to:  
Kelly Dier  
5825 Deerfoot Court  
Trussville, AL 35173

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This Instrument Prepared By:  
Shami S. Malone  
111 Watterson Parkway  
Trussville, AL 35173

File: TVL-23-14204

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND AND 00/100 (\$229,000.00)** 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

**Round Too Investments, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more),** whose mailing address is

**120 Bishop Circle, Pelham, AL 35124**

**by Kelly Dier, (herein referred to as "Grantee"),** whose mailing address is

**5825 Deerfoot Court, Trussville, Alabama 35173**

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 **3252 Indian Crest Drive, Indian Springs Village, AL 35242,** 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, 2024 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, BASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

**MINING AND MINERAL RIGHTS EXCEPTED.**

**TO HAVE AND TO HOLD** to said Grantee, his heirs, executors, administrators, and/or assigns forever.

The Grantors does for itself, its successors and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right sell and convey the same as aforesaid; that it will, and its heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 6th day of December, 2023.

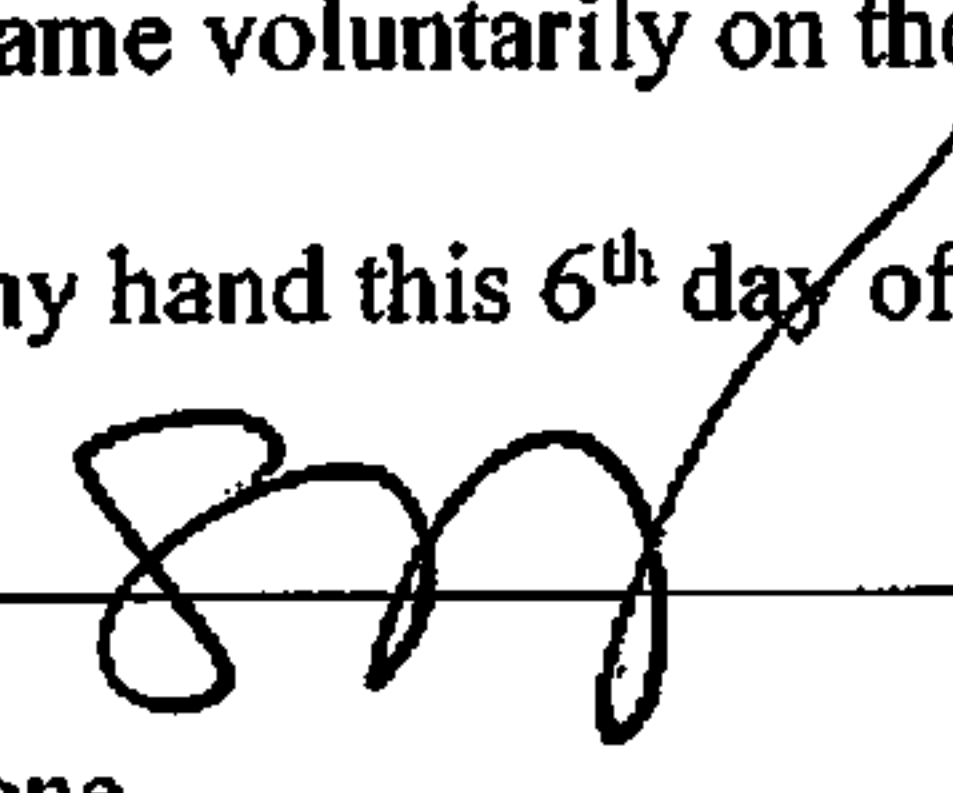
Round Too Investments, LLC, an Alabama Limited Liability Company

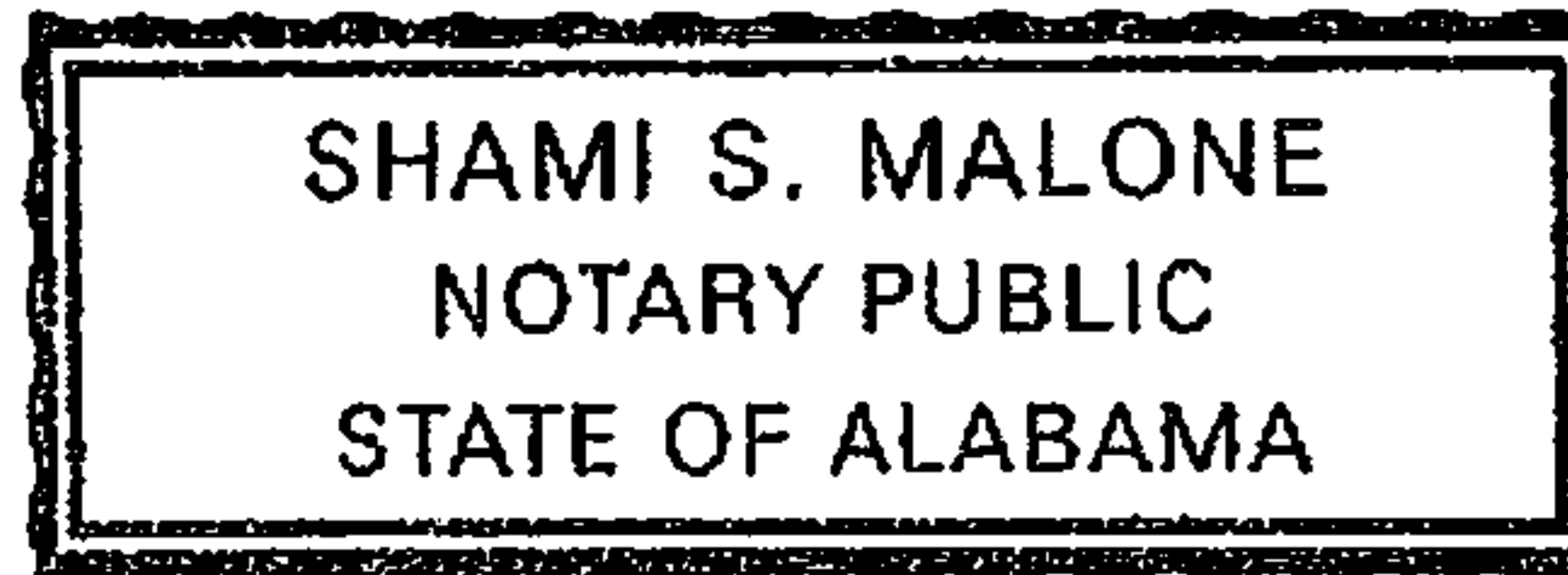
By:   
Connor Farmer, Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public, hereby certify that , Connor Farmer, whose name is signed as Member for **Round Too Investments, LLC** 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 6<sup>th</sup> day of December, A. D. 2023.

  
Notary Public  
Shami S. Malone  
My Commission Expires: 11/3/2024



**EXHIBIT A**

Property 1:

Lot 10, according to the survey of The View at Indian Crest, Phase 2, recorded in Plat Map Book 57, Page 76A in the Probate Office of Shelby County, Alabama.



File No.: TVL-23-14204

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2023 03:28:19 PM  
\$257.00 BRITTANI  
20231206000352760  
General Warranty Deed - POA (AL)

*Allen S. Bayl*

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