

STATE OF ALABAMA )  
SHELBY COUNTY )

## WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 15TH day February, 2024\_by PUGH ANDREWS PROPERTIES, LLC, an Alabama Limited Liability Company (hereinafter referred to as the "Grantor"),to DAVID P. DAVIS (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Fifty Thousand and no/100th Dollars (\$50,000.00) in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

[LEGAL DESCRIPTION]: All that part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 18, Range 2 East lying East of U. S. Highway 231, also known as Coosa Valley Road, located in Shelby County, Alabama.  
Parcel ID# 07-5-35-0-001-007.001

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title, and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

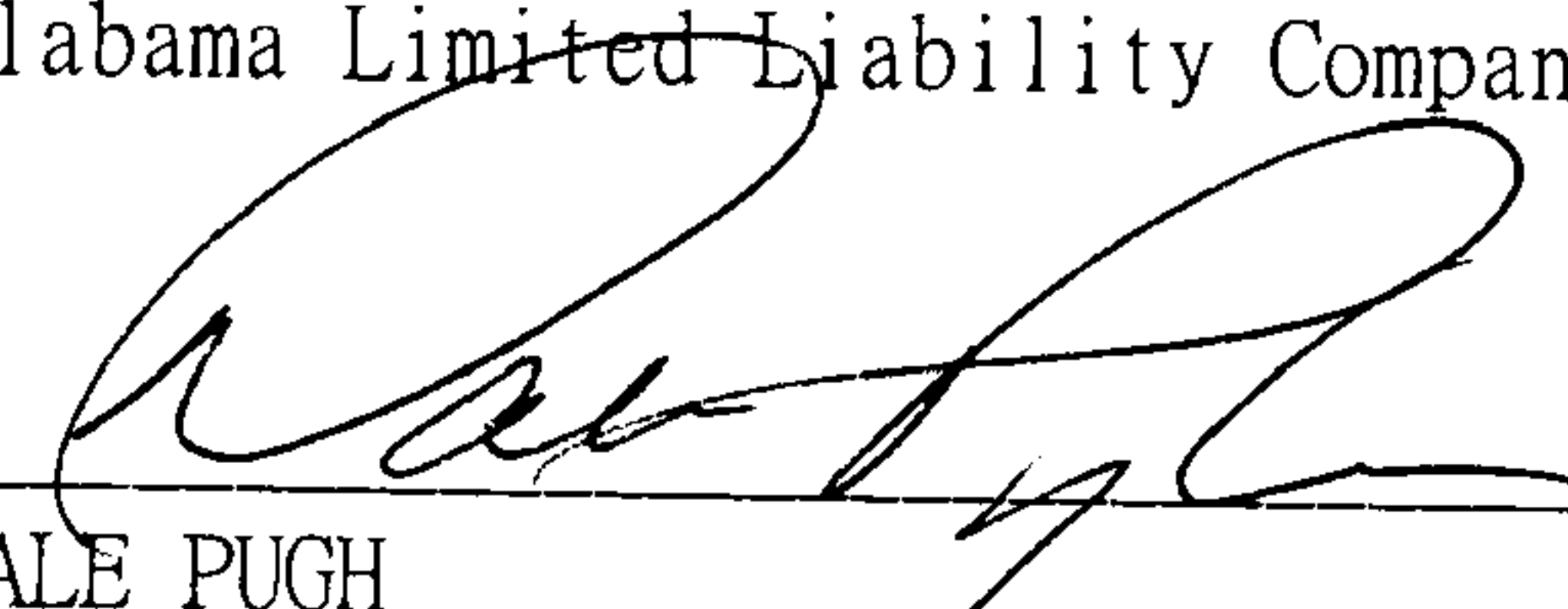
1. 2024 ad valorem taxes, a lien but not yet due and payable.
2. Recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid;

and that it will, and its successors and assigns 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, the Grantor has caused this Warranty Deed to be executed by Dale Pugh its Authorized Member duly authorized hereunto, on this 15th day of February, 2024.


PUGH ANDREWS PROPERTIES, LLC,  
an Alabama Limited Liability Company

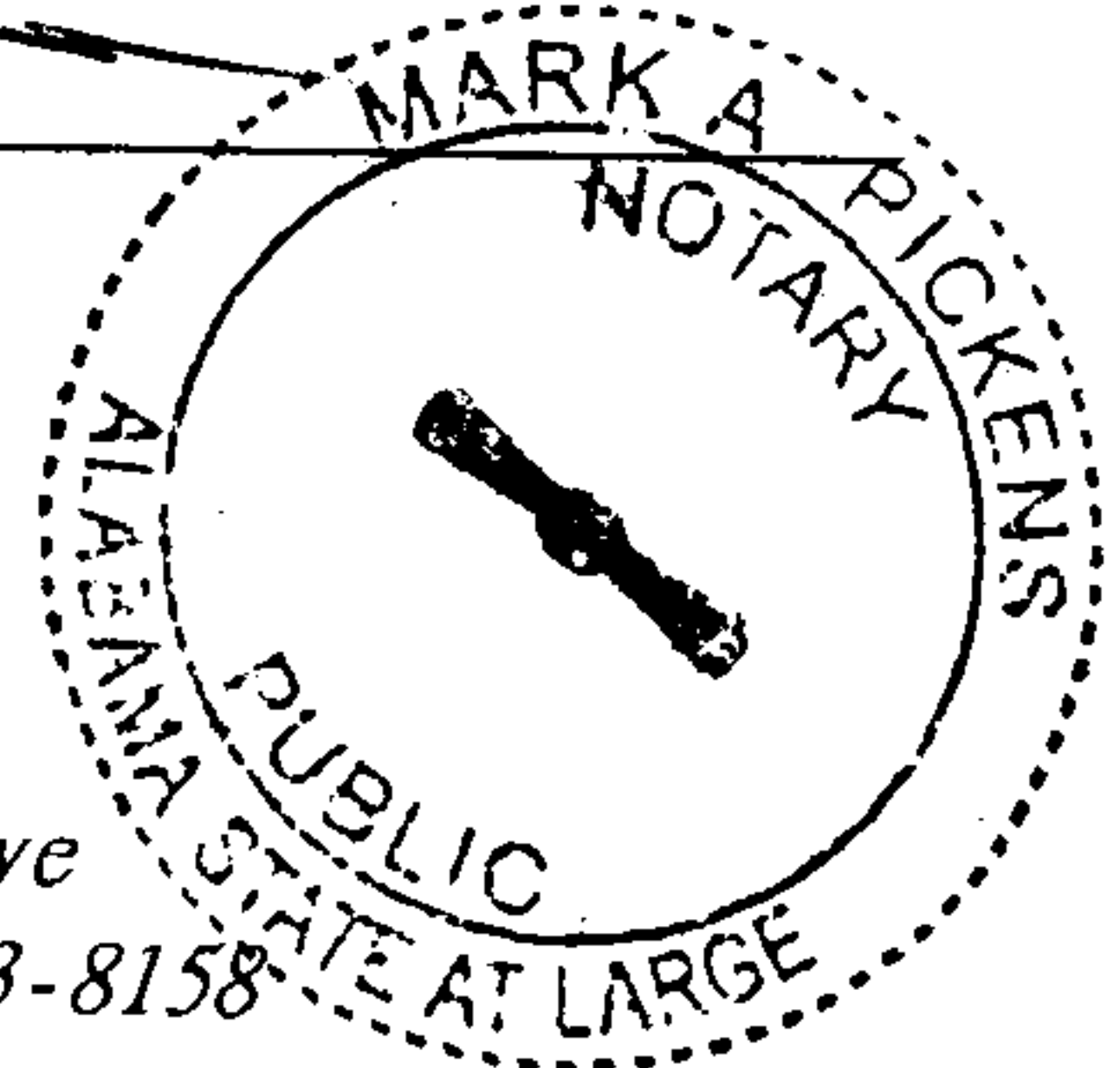
By:   
DALE PUGH  
Its: Authorized Member

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DALE PUGH, whose name as Authorized Member of PUGH ANDREWS PROPERTIES, LLC, an Alabama Limited Liability Company, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day February, 2024.

  
Mark A. Pickens, Notary Public  
My Commission Expires: 3-10-2025



*This instrument was prepared by:*  
Mark A. Pickens  
Post Office Box 26101  
Birmingham, Alabama 35260  
MAP# 24-0005

*Grantor's address:*  
125 Chestnut Drive  
Alabaster, AL 35043-8158

*Tax Notice and Grantee's address:* 149 Spring Valley Dr., Chelsea, AL 35043

*Property Address:* 39 Roberson Drive, Vincent, Alabama 35178

*Sales Price* \$50,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/16/2024 02:24:14 PM  
\$75.00 PAYGE  
20240216000041430

*Allen S. Bayl*