

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:
AIMEE NICHOLS
2900 MONTEVALLO PARK ROAD
IRONDALE, AL 35210

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ten and 00/100 Dollars (\$10.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, AAB, LLC, an Alabama limited liability company (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto AIMEE NICHOLS (herein referred to as “Grantee”) , all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and their assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by MICHAEL D. GREEN, as Member of AAB, LLC, an Alabama limited liability company who is authorized to execute this conveyance has hereunto sets its signature and seal, this 7th day of MARCH, 2024.

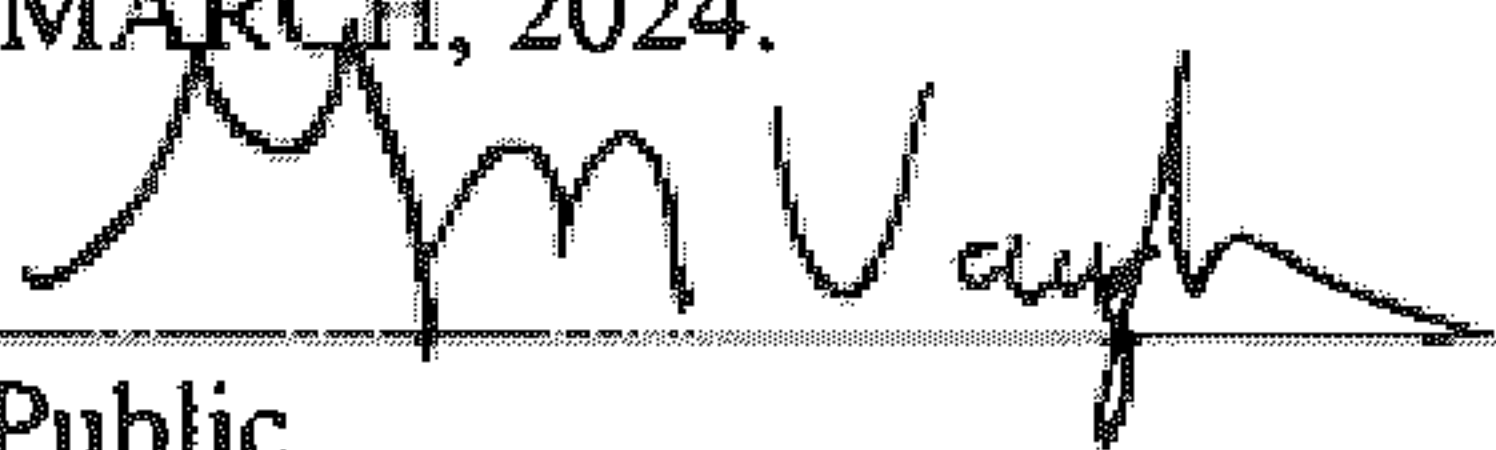
AAB, LLC

By: 
MICHAEL D. GREEN, MEMBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL D. GREEN, whose name as Member of AAB, LLC, an Alabama limited liability company, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 7th day of MARCH, 2024.


Notary Public

My Commission Expires: 9/18/2025

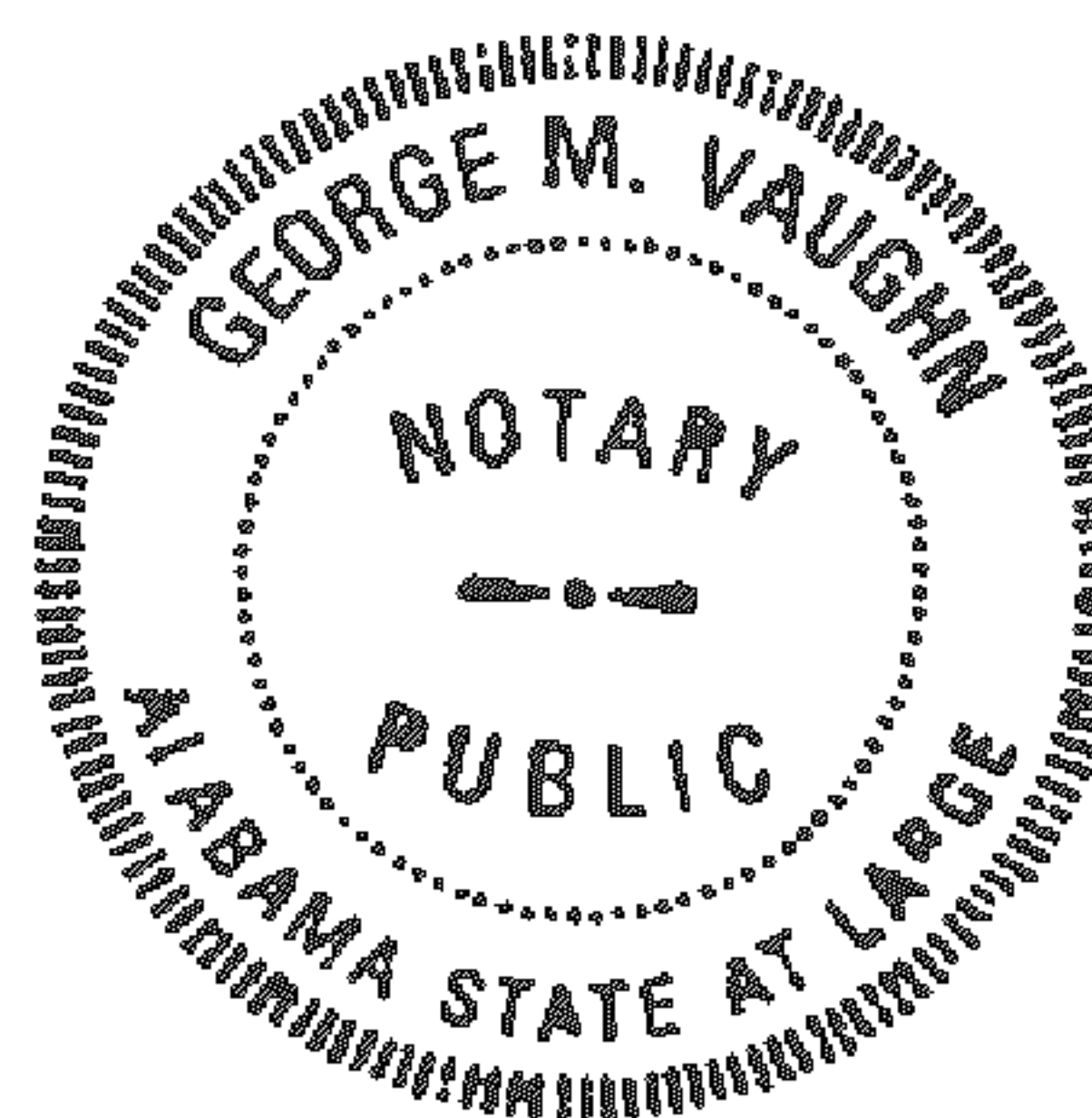


EXHIBIT A

PARCEL 1

A tract of land situated in Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, bounded on the East by Lot 1 of the Silver Creek Subdivision, being more particularly described as follows:

Commence at the Northeast corner of said Section 26, Township 21 South, Range 3 West, Shelby County, Alabama; thence run N 87 degrees 00 minutes 59 seconds W along the North line of said Section 26 for 2,454.94 feet to a point, said point being the point of beginning; thence leaving said North line run S 14 degrees 24 minutes 23 seconds E for 138.83 feet to a point on the North right of way line of Silver Creek Parkway and the beginning of a non-tangent curve to the right, said curve having a radius of 220.00 feet, a chord bearing of N 73 degrees 12 minutes 08 seconds W, a chord length of 26.42 feet and a central angle of 08 degrees 53 minutes 01 second; thence run along said right of way and the arc of said curve for 26.43 feet to a point; thence run N 69 degrees 45 minutes 37 seconds W along said right of way for 25.26 feet to a point at the beginning of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of N 78 degrees 23 minutes 18 seconds W, a chord length of 84.01 feet and a central angle of 17 degrees 15 minutes 22 seconds; thence run along said right of way and the arc of said curve for 84.33 feet to a point; thence

run N 87 degrees 00 minutes 59 seconds W along said right of way for 88.66 feet to a point at the beginning of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of S 87 degrees 57 minutes 08 seconds W, a chord length of 49.11 feet and a central angle of 10 degrees 03 minutes 47 seconds; thence run along said right of way and the arc of said curve for 49.18 feet to a point; thence run S 82 degrees 55 minutes 14 seconds W along said right of way for 52.09 feet to a point that intersects with the Easterly right of way of U.S. Highway No. 119; thence run N 09 degrees 04 minutes 59 seconds W along said Easterly right of way of U.S. Highway No. 119 for 122.00 feet to a point; thence leaving said right of way run S 87 degrees 00 minutes 59 seconds E for 305.79 feet to the point of beginning. Said parcel contains 34,715.924 square feet, more or less.

Real Estate Sales Validation Form

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

Grantor's Name AAB, LLC
Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name AIMEE NICHOLS
Mailing Address 2900 MONTEVALLO PARK ROAD
IRONDALE, AL 35210

Property Address METES AND BOUNDS

Date of Sale MARCH 7, 2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$45,740

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
- ☐ Closing Statement
- ☐ Appraisal
- ☒ Other ASSESSORS VALUE

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 3/7/2024

Print George M. Vaughn

☐ Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/13/2024 08:09:03 AM
\$77.00 PAYGE
20240313000067730

Alvin S. Boyd