

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:
654 Chelsea Manager LLC
as Trustee of **654 Chelsea Revocable Trust**
654 Belcher Road
Chelsea, AL 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO MILLION AND 00/100 (\$2,000,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Carol S Odess Irrevocable Living Trust Dated April 15, 1986** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **654 Chelsea Manager LLC as Trustee of the 654 Chelsea Revocable Trust** (hereinafter referred to as GRANTEE), his/her heirs 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.

Property Address: **654 Belcher Rd, Chelsea, AL 35043**

\$0.00 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, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 11th day of March, 2024.

**The Carol S Odess Irrevocable Living Trust
Dated April 15, 1986**



**By: Carol S. Odess
Its Trustee**

STATE OF Alaska)
COUNTY OF Sitka)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Carol S. Odess** whose name as **Trustee** of **The Carol S Odess Irrevocable Living Trust Dated April 15, 1986**, 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 as such **Trustee** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of March, 2024.



NOTARY PUBLIC

My Commission Expires: August 5th 2024

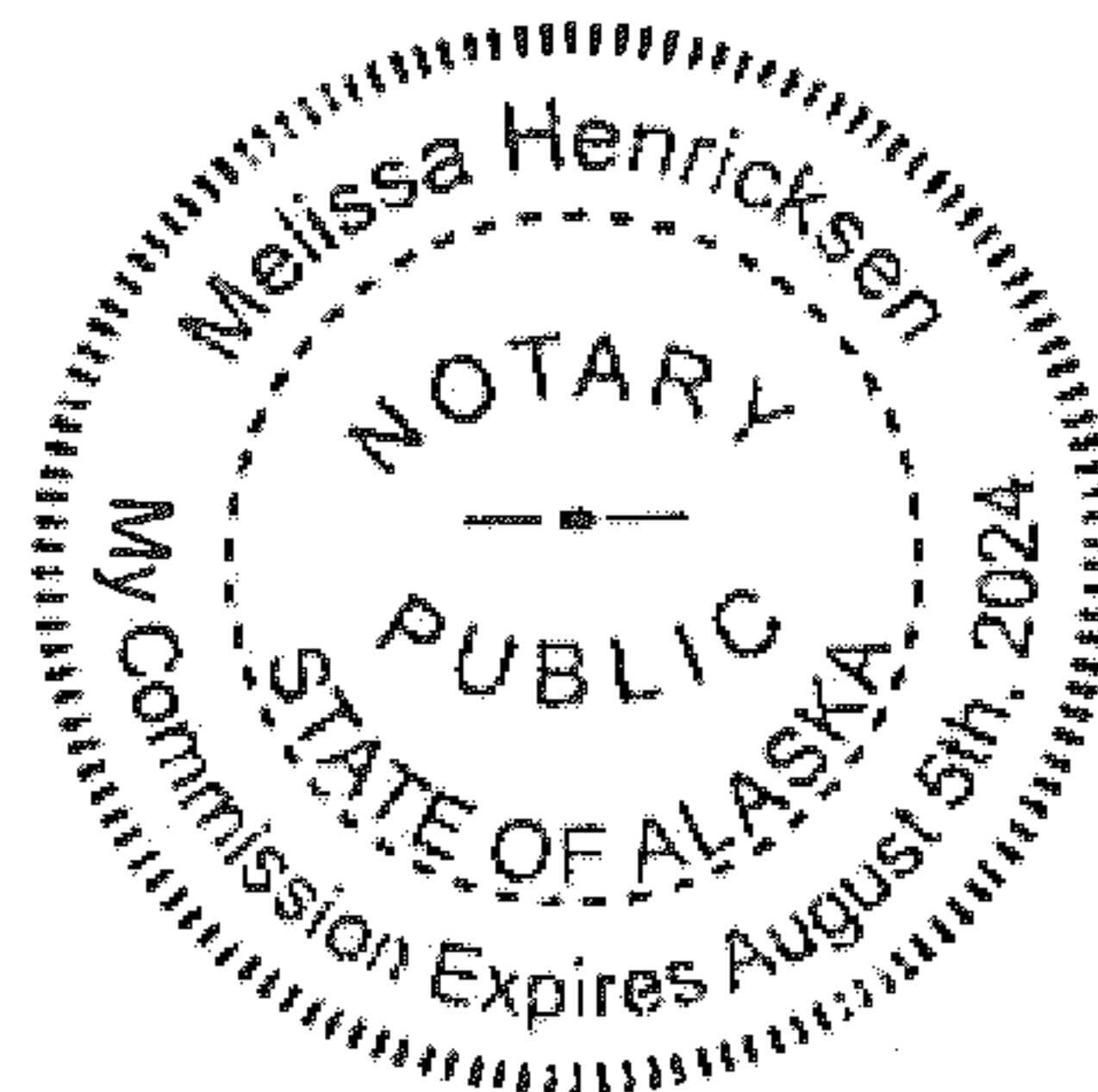


Exhibit "A"
Property Description

THE NORTH 1/2 OF THE NE 1/4, SECTION 2, TOWNSHIP 20, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 1" OPEN TOP PIPE ALONG THE NORTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY NO. 11, SAID POINT BEING LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION N 00°18'16" W FOR A DISTANCE OF 1303.71 FEET TO A FOUND AXEL, SAID POINT BEING LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN N 89°22'55" W FOR A DISTANCE OF 339.15 FEET TO A FOUND SQUARE BOLT; THENCE RUN N 00°06'01" E FOR A DISTANCE OF 9.83 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248 CA1084LS", SAID POINT BEING ON THE NORTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE CONTINUE ALONG SAID NORTH 1/4 - 1/4 SECTION LINE N 87°43'18" W FOR A DISTANCE OF 980.61 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248 CA1084LS", SAID POINT BEING THE NORTHWEST CORNER OF SAID 1/4 - 1/4 SECTION, AND THE SAME BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE CONTINUE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION N 87°43'18" W FOR A DISTANCE OF 1320.00 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248 CA1084LS", SAID POINT BEING THE NORTHWEST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION S 01°13'13" W FOR A DISTANCE OF 1329.77 FEET TO A FOUND AXLE, SAID POINT BEING LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION S 88°08'14" E FOR A DISTANCE OF 1329.69 FEET TO A FOUND 1/2" OPEN TOP PIPE, SAID POINT BEING LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID 1/4 - 1/4 SECTION, AND THE SAME BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE RUN ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION S 88°10'25" E FOR A DISTANCE OF 289.13 FEET TO A FOUND 1" CRIMP; THENCE CONTINUE ALONG SAID SOUTH LINE S 88°09'55" E FOR A DISTANCE OF 1033.51 FEET TO A FOUND 1" CRIMP; THENCE RUN N 74°01'10" E FOR A DISTANCE OF 23.10 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 The Carol S Odess Irrevocable Living TrustDated April 15, 1986Mailing Address P.O. Box 1092
Sitka, AK 99835Property Address 654 Belcher Rd
Chelsea, AL 35043

Grantee's Name

Mailing Address

654 Chelsea Revocable Trust654 Belcher Rd
Chelsea, AL 35043

Date of Sale

Total Purchase Price

Or

Actual Value

Or

Assessor's Market Value \$

March 13, 2024\$2,000,000.00

\$

\$

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 3-13-2024Print Jeff W. Parmer

Unattested

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2024 01:10:00 PM
\$2031.00 PAYGE
20240313000068490

(verified by)

Sign

Jeff W. Parmer

(Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1***Allen S. Bond*