

Send Tax Notice to:
LPD Investments c/o Logan Davis
149 Spring Valley Drive
Chelsea, AL 35043

This Instrument Prepared By:
Pat Smith
2298 East University Drive
Suite A 302
Auburn, AL 36830

File: **AUB-24-924**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) 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 **David W. Brantley and Monica Brantley, husband and wife, (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1434 Watermill Circle, Tarpon Springs, FL 34689

by **LPD Investments, LLC an Alabama Limited Liability Company (herein referred to as "Grantee")**, whose mailing address is

149 Spring Valley Drive, Chelsea, AL 35043

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 **50170 Highway 25, Sterrett, AL 35147**, 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, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

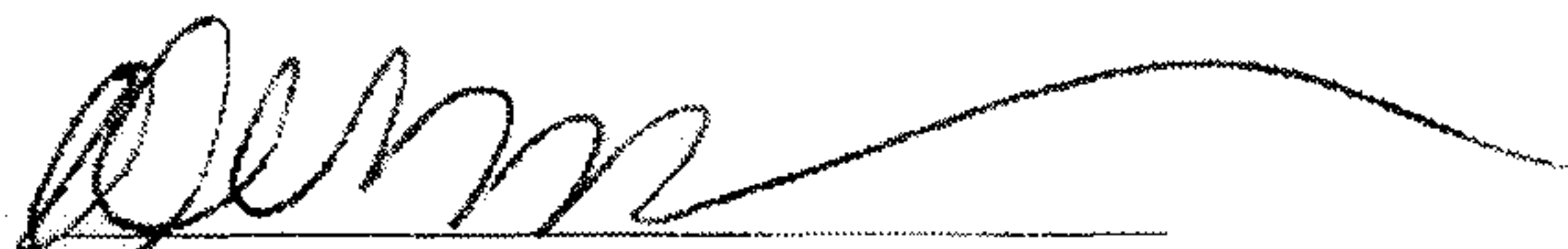
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 9th day of Feb, 2024

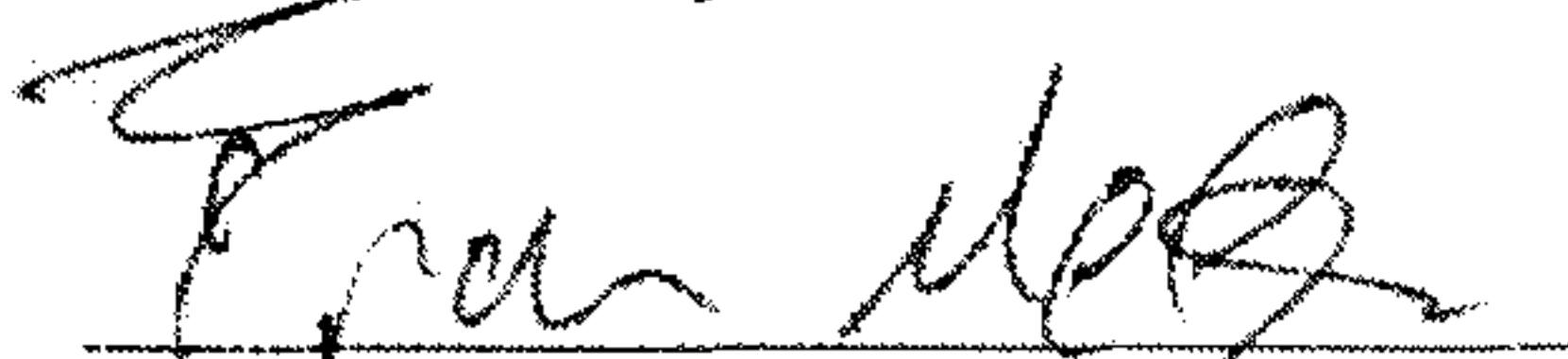

David W. Brantley


Monica Brantley

STATE OF ALABAMA
COUNTY OF LEE Shelby
BM

I, the undersigned Notary Public in and for said County and State, hereby certify that David W Brantley, and Monica Brantley 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 9th day of February, 2024.


Notary Public
My Commission Expires: 7-16-2027

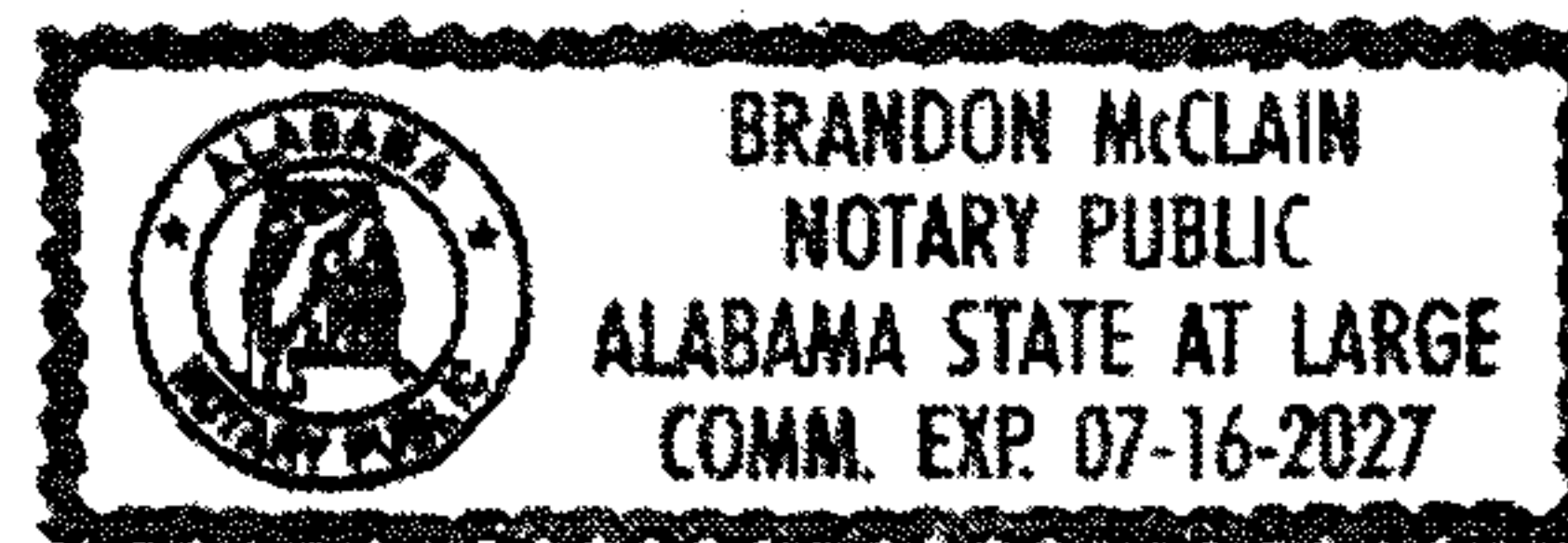


EXHIBIT A

Property 1:

Commence at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 24, Township 18 South, Range 1 East; thence run North along the East boundary line of the said quarter-quarter section for 98.06 feet to the Northern right of way line of Alabama Highway No. 25; thence turn 42 degrees 26 minutes left and run Northwesterly along said road right of way for 317.71 feet to the point of beginning; thence continue along last said course for 360.52 feet; thence turn an angle of 89 degrees 29 minutes right and run 393.43 feet to the Southern right of way line of the Central of Georgia Railroad; thence turn an angle of 88 degrees 29 minutes right and run Southeasterly along said railroad right of way line for 360.52 feet; thence turn an angle of 91 degrees 30 minutes 02 seconds right and run 406.24 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 David W. Brantley and
 Mailing Address Monica Brantley
1434 Watermill Circle
Tarpon Springs, FL 34689

Grantee's Name LPD Investments, LLC
 Mailing Address 149 Spring Valley Drive
Chelsea, AL 35043

Property Address 50170 Highway 25
Sterrett, AL 35147

Date of Sale 2/09/2024
 Total Purchase Price \$100,000.00
 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
☒ Closing Statement

☐ Appraisal
☐ Other



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/28/2024 03:46:20 PM
 \$131.00 PAYGE
 20240328000085660

Christy Taylor Yearata

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 2/09/2024

Print Christy Taylor Yearata

☐ Unattested

Closing Agent

(verified by)

Sign

Christy Taylor Yearata

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1