

Send tax notice to:

Calvin Shaffer Trust

*Building 110 Office Park Drive  
Birmingham, Alabama 35223*

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2024139

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Richard Terry Ponder and Connie R Ponder, husband and wife** whose mailing address is: 1096 DANBERG LANE Hoover, Ala 35226 (hereinafter referred to as "Grantors") by **J. Wray Pearce, Trustee of the Calvin Shaffer Trust dated May 27, 2017** whose property address is: **2029 Brae Trail, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 8, according to the Survey of 2nd Amended Plat of the Brae Sector of Greystone Farms, as recorded in Map Book 19, page 141, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

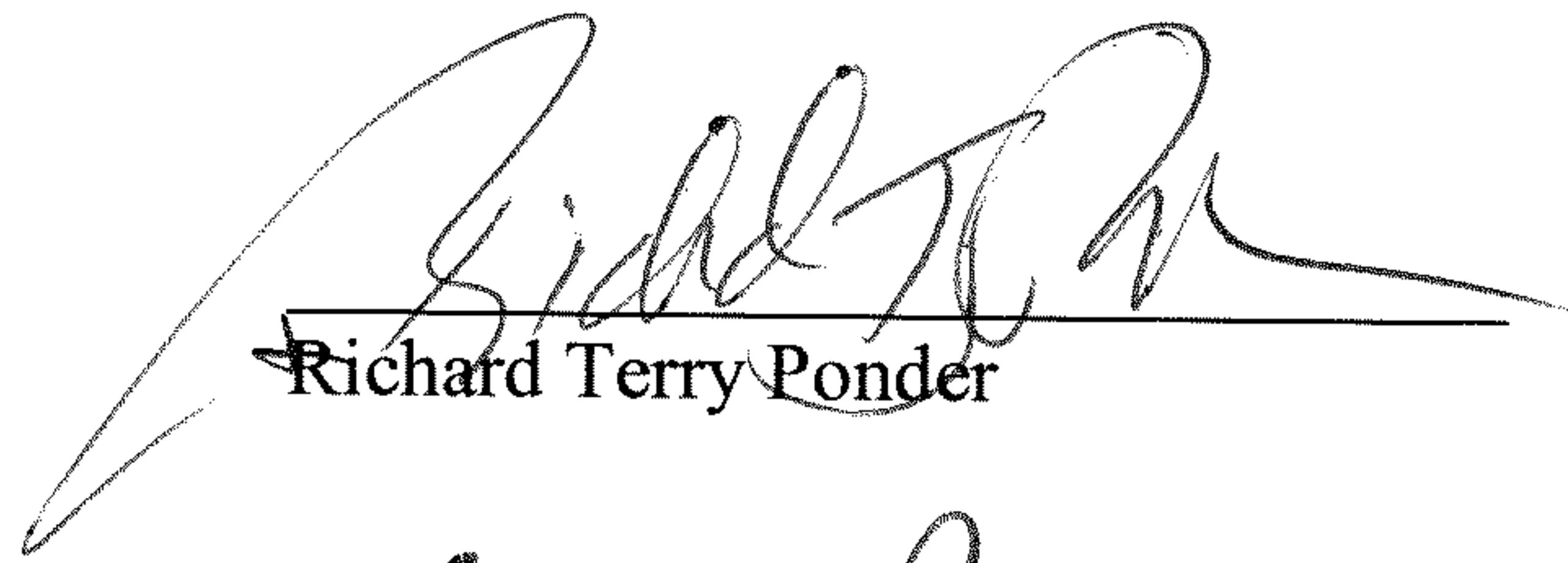
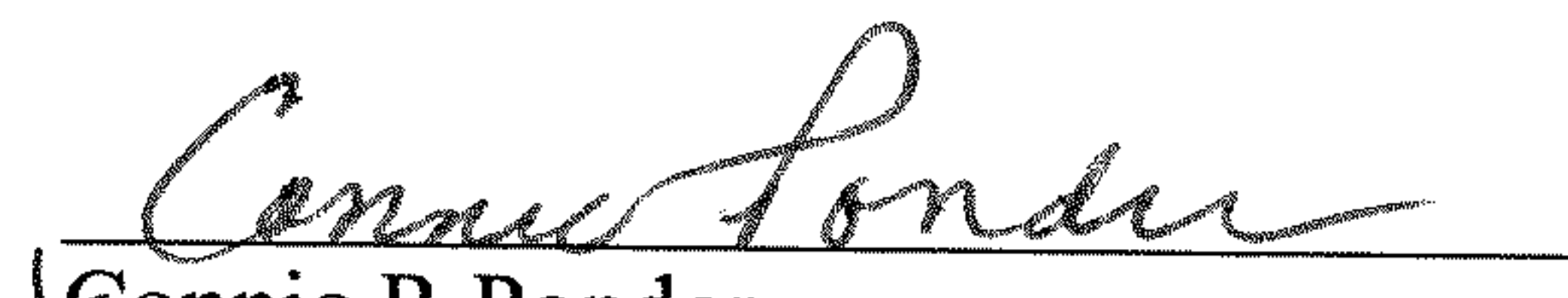
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted to the Water Works Board of the City of Birmingham recorded in Inst. No. 1993-20841 and Inst. No. 1995-11637.
4. Restrictions and covenants appearing of record in Real Volume 265, Page 96; Inst. No. 1995-16403; Inst. No. 1994-22318; Inst. No. 1995-16401 and Map Book 19, Page 71.
5. Sanitary sewer easement recorded in Inst. No. 1995-04395.
6. Greystone Farms Reciprocal Easement Agreement recorded in Inst. No. 1995-16400.
7. Shelby Cable Agreement recorded in Real Volume 350, Page 545.
8. Agreement for water service recorded in Real Volume 235, Page 574 and Inst. No. 1992-20786.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6<sup>th</sup> day of May, 2024.

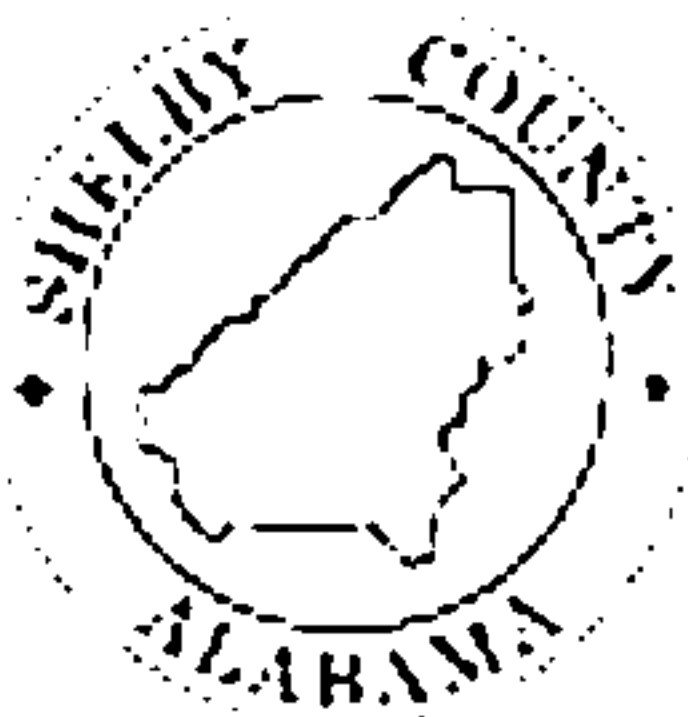
  
Richard Terry Ponder  
  
Connie R Ponder

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Terry Ponder and Connie R Ponder whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of May, 2024.

  
Notary Public  
Print Name: CHARLES D. STEWART, JR.  
Commission Expires: 05/22/2028  
NOTARY PUBLIC  
STATE OF ALABAMA  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/07/2024 09:44:15 AM  
\$775.00 PAYGE  
20240507000133070

