

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Property Pros, LLC
5184 Caldwell Mill Road
Birmingham, AL 35244

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED FIVE THOUSAND AND 00/100 (\$405,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Anita Mazer Cord, a widow** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Property Pros, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit A

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

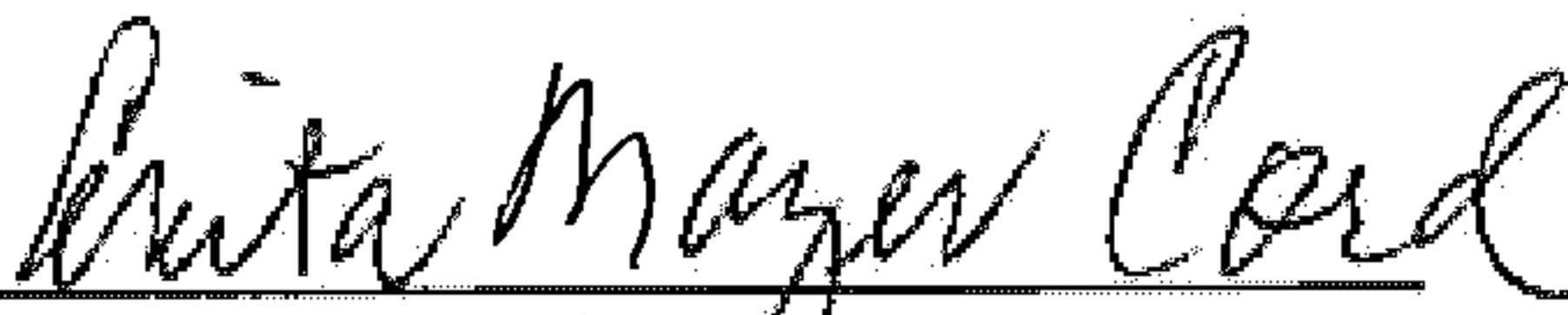
Property Address: **81 acres, more or less, Shelby County, Alabama**

\$305,000.00 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, its successors and assigns forever.

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


IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this **15th day of May, 2024.**


Anita Mazer Cord

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Anita Mazer Cord** whose name 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 signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **15th day of May, 2024.**



NOTARY PUBLIC
My Commission Expires: **02/21/28**

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires Feb. 21, 2028

EXHIBIT A**PARCEL 1**

A parcel of land, being the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1" open top pipe found and locally accepted to be the Northeast corner of said 1/4-1/4 section; thence South 00 degrees 21 minutes 39 seconds West along the East line of said 1/4-1/4 section for a distance of 611.26 feet to a 1" rod found; thence South 06 degrees 24 minutes 35 seconds East continuing along said East line for a distance of 755.46 feet to a 1-1/4" pipe found and locally accepted to be the Southeast corner of said 1/4-1/4 section; thence North 88 degrees 19 minutes 27 seconds West along the South line of said 1/4-1/4 section for a distance of 1313.06 feet to a 5/8" capped rebar stamped "Clinkscals" set at the Southwest corner of said Section 9; thence North 00 degrees 03 minutes 42 seconds East along the West line of said Section 9 for a distance of 1415.85 feet to a steel flat spring found and locally accepted to be the Northwest corner of said 1/4-1/4 section; thence South 85 degrees 42 minutes 43 seconds East along the North line of said 1/4-1/4 section for a distance of 1233.94 feet to the POINT OF BEGINNING. Containing 39.86 acres, more or less.

PARCEL 2

A parcel of land, being the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1-1/4" pipe found and locally accepted to be the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, in said Shelby County, Alabama; thence North 88 degrees 19 minutes 27 seconds West along the South line of said 1/4-1/4 section for a distance of 1313.06 feet to a 5/8" capped rebar stamped "Clinkscals" set at the Northeast corner of said Section 17, said point being the POINT OF BEGINNING of the parcel herein described; thence South 00 degrees 03 minutes 42 seconds West along the East line of said Section 17 for a distance of 1377.15 feet to a 1/2" capped rebar stamped "Jackins" found and locally accepted to be the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 17; thence North 87 degrees 16 minutes 09 seconds West along the South line of said 1/4-1/4 section for a distance of 1350.17 feet to a 5/8" capped rebar stamped "Clinkscals" set at the Southwest corner of said 1/4-1/4 section; thence North 00 degrees 31 minutes 56 seconds East along the West line of said 1/4-1/4 section for a distance of 1352.01 feet to a 5/8" capped rebar stamped "Clinkscals" set at the Northwest corner of said 1/4-1/4 section; thence South 88 degrees 19 minutes 27 seconds East along the North line of said 1/4-1/4 section for a distance of 1338.14 feet to the POINT OF BEGINNING. Containing 42.08 acres, 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 Anita Mazer Cord
Mailing Address 320 Fern Valley Road
Chelsea, AL 35043

Grantee's Name Property Pros, LLC
Mailing Address 5184 Caldwell Mill Road
Hoover, AL 35244

Property Address 40 acres - Chelsea
Chelsea, AL 35043

Date of Sale May 15, 2024
Total Purchase Price \$405,000.00

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

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.

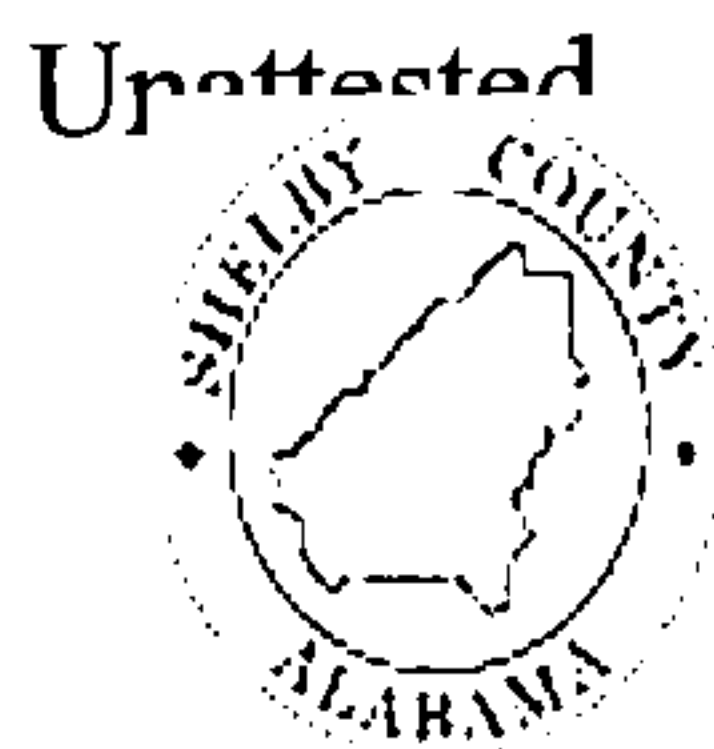
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of
valuing property for property tax purposes will be used and the taxpayer will be 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 5-15-2024

Print Alan C. Keith

Sign Alan C. Keith
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
(verified by) _____
Clerk
Shelby County, AL
05/15/2024 03:18:05 PM
\$131.00 CHARITY
20240515000144400

Alvin S. Boyd