

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:

**David S. Bush Investments, LLC**  
2649 Valleydale Road, Suite B  
Birmingham, AL 35244

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Chandler W. Thomason, and wife, Julianne Nicole Jackson** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **David S. Bush Investments, 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:

**Lot 9-A, Block 1, according to the Map of Resurvey of Subdivision of Lots 6, 7, 8, 9, and 10, Block 1, according to the Map of Stoneridge, as recorded in Map Book 7, Page 138 in the Probate Office of Shelby County, Alabama.**

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

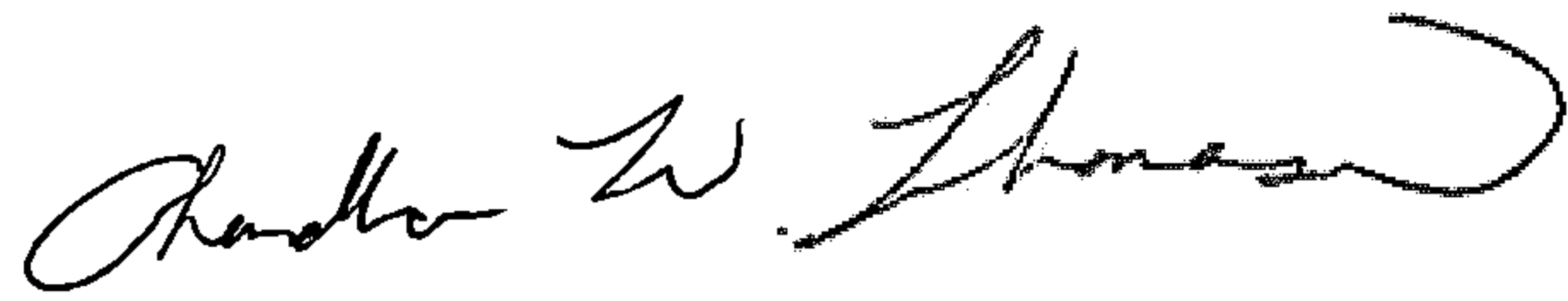
Property Address: **3028 Old Stone Drive, Birmingham, AL 35242**

**\$0** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

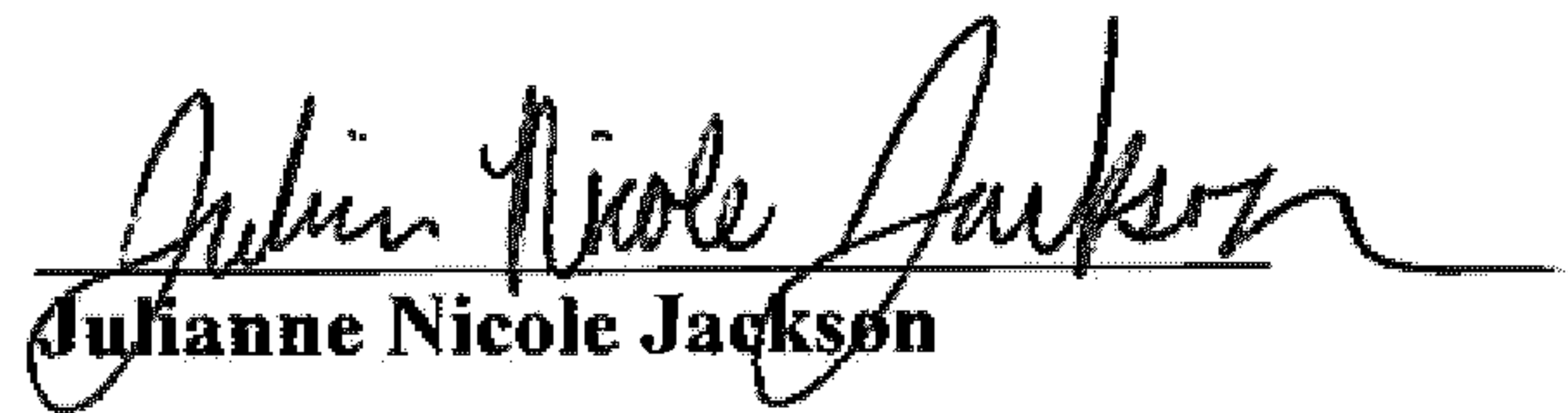
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

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 **7th day of June, 2024.**



**Chandler W. Thomason**



**Julianne Nicole Jackson**

STATE OF ALABAMA    )  
                                     :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Chandler W. Thomason and Julianne Nicole Jackson**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **7th day of June, 2024.**

  
\_\_\_\_\_  
NOTARY PUBLIC

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

|                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------|
| <p><b>ALAN CROCKER KEITH</b><br/>Notary Public, Alabama State at Large<br/>My Commission Expires February 21, 2028</p> |
|------------------------------------------------------------------------------------------------------------------------|

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Chandler W. Thomason  
 Mailing Address 173 Branch Drive  
Chelsea, AL 35043

Grantee's Name David S. Bush Investments, LLC  
 Mailing Address 2649 Valleydale Road  
Suite B  
Birmingham, AL 35244

Property Address 3028 Old Stone Drive  
Birmingham, AL 35242

Date of Sale June 7, 2024  
 Total Purchase Price \$280,000.00  
 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:



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/07/2024 09:16:13 AM  
 \$308.00 PAYGE  
 20240607000169410

*Alan S. Keith*

☒ 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 6-7-2024 Print Alan C. Keith

☐ Unattested

(verified by)

Sign

*Alan C. Keith*

(Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**