

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Divine Investor Group, LLC

8520th Ln
Calera AL 35040

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Cynthia N. Pinhas, Trustee under Cynthia N. Pinhas Living Trust dated January 26, 2021**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Divine Investor Group, LLC** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 03-9-31-0-005-011.000

Address: 1804 Stone Brook Lane, Birmingham, AL 35242

Legal Description: Attached as Exhibit A

Subject to taxes for the year 2023 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$350,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

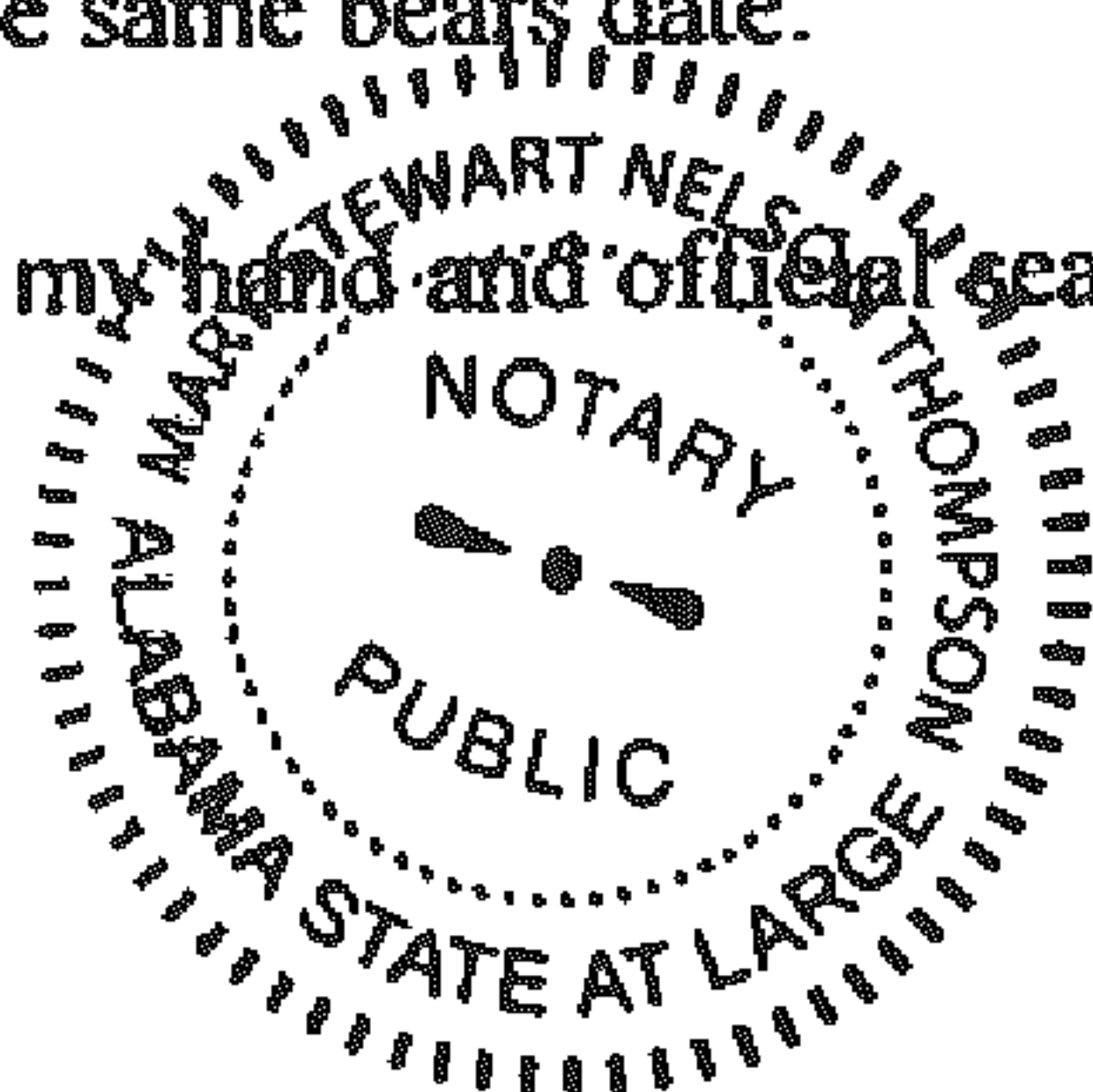
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of June, 2024.

Cynthia N. Pinhas
Cynthia N. Pinhas, Trustee under Cynthia N. Pinhas Living Trust dated January 26, 2021

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson, a Notary Public in said and for said County, in said State, hereby certify that Cynthia N. Pinhas, Trustee under Cynthia N. Pinhas Living Trust dated January 26, 2021, in her representative capacity, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June, 2024



Mary Stewart Nelson
Notary Public

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

Grantor's Name Cynthia Pinkes
 Mailing Address 1052 Sunnybail Ln
Prichard, AL
36535

Grantee's Name Divine Investor Group LLC
 Mailing Address 85 Leah Ln
Calera, AL 35040

Property Address 1804 Stone Brook Ln
Bham AL 35242

Date of Sale 6/5/24
 Total Purchase Price \$ 350,000.00

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

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 6/7/24

Print May Ann Nelson Tug

Sign [Signature]

____ Unattested

(verified by)

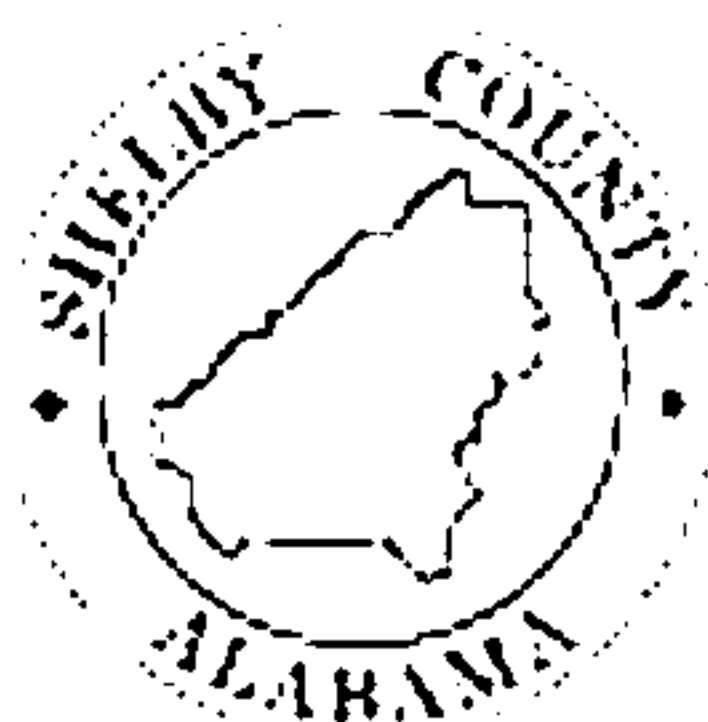
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Exhibit A

LOT 6-A, ACCORDING TO THE MAP OF COTTAGES OF BROOK HIGHLANDS, AS RECORDED IN MAP BOOK 16, PAGE 129, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGIN AT THE COMMON FRONT CORNER OF SAID LOT 6-A AND LOT 5-B (ON STONE BROOK LANE) OF SAID SUBDIVISION; THENCE RUN SOUTHWESTERLY ALONG THE COMMON LINE OF SAID LOTS FOR 81.73 FEET; THENCE 176° 56'00" LEFT AND RUN NORTHEASTERLY FOR 46.72 FEET; THENCE 02°29'00" LEFT AND RUN 35.03 FEET TO THE POINT OF BEGINNING.

Source of Title: Warranty Deed from Cynthia N. Pinhas to Cynthia N. Pinhas, Trustee under Cynthia N. Pinhas Living Trust dated January 26, 2021 dated January 26, 2021 and recorded June 3, 2021 as instrument 20210503000219740 in the Office of the Judge of Probate of Shelby County.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2024 01:09:19 PM
\$381.00 JOANN
20240607000170140

Allen S. Bayl