

Send Tax Notice to:
Matthew Wayne Renfro and Felicia
Marie Renfro
3590-B Pelham Pkwy., #256
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-2882**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED NINE THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$409,850.00) 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 **Valor Communities, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

105 Hayesbury Drive, Pelham, AL 35124

by **Matthew Wayne Renfro and Felicia Marie Renfro, husband and wife (herein referred to as "Grantee," whether one or more)**, whose mailing address is

3590-B Pelham Pkwy, #256, Pelham, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **376 Wynlake Drive, Alabaster, AL 35007**, 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.

\$409,850.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 14 day of June, 2024.

Valor Communities, LLC, an Alabama Limited Liability Company

By Jeannie Chance
Jeannie Chance, Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, Cassy L. Dailey, a Notary Public, in and for said County in said State, hereby certify that Jeannie Chance, Authorized Agent of Valor Communities, LLC whose name as Authorized Agent of Valor Communities, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 14 day of June, 2024.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/2026

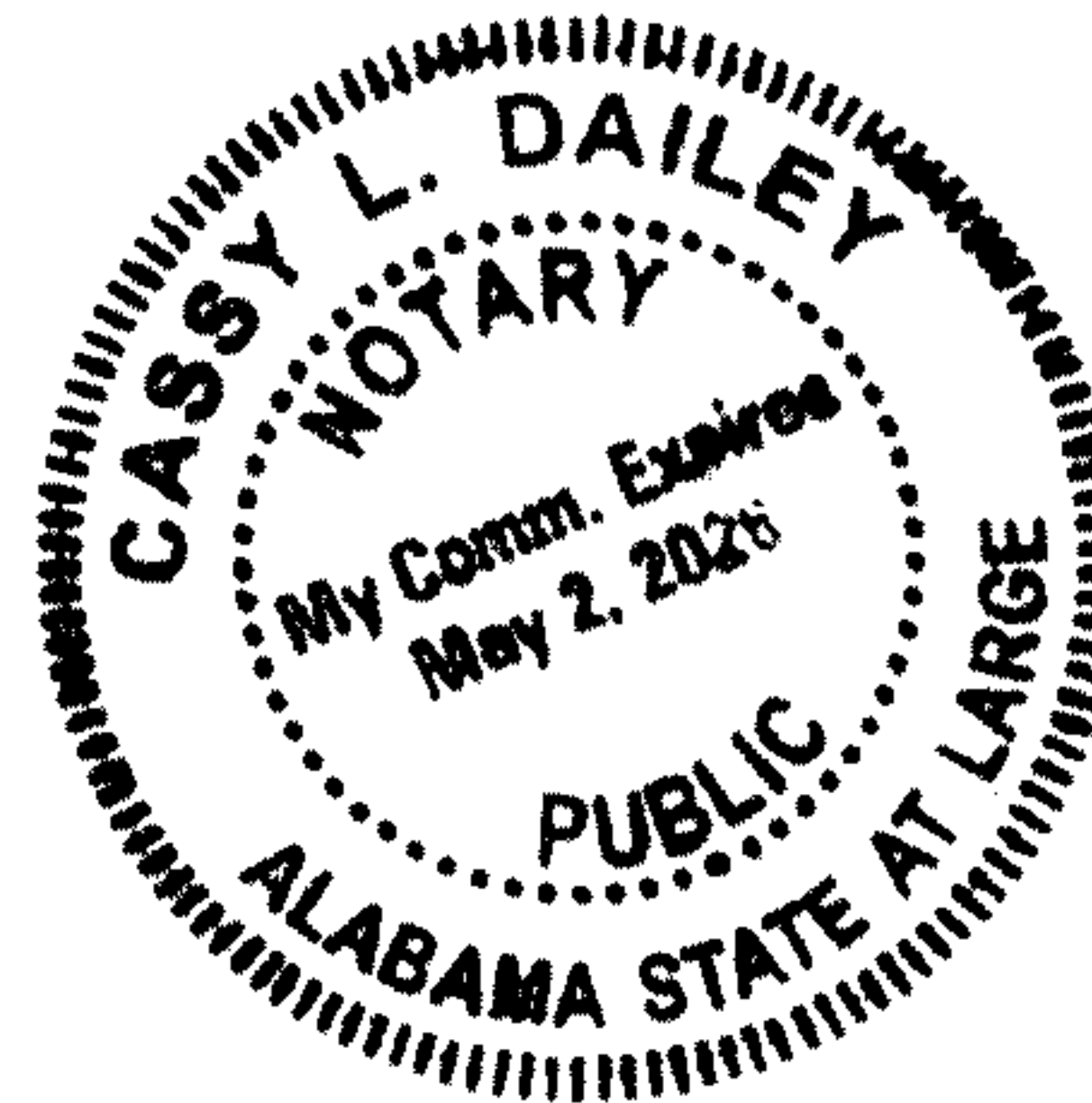


EXHIBIT A

Property 1:

Lot 29, according to the Plat of Wynlake Sector 6, Phase 1, as recorded in Map Book 58, Page 36 in the Office of the Judge of Probate of Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2024 10:47:48 AM
\$29.00 PAYGE
20240619000183950

Allen S. Bayl