

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Elizabeth Ponder
605 King Valley Circle
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty-Four Thousand And No/100 Dollars (\$244,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Reynolds Renovations, LLC, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elizabeth Ponder (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST; RUN THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 535.83 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 91 DEGREES 39 MINUTES 49 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 174.45 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 103 DEGREES 05 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 402.32 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 74 DEGREES 22 MINUTES AND IN A NORTHERLY DIRECTION FOR A DISTANCE OF 366.70 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 74 DEGREES 22 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS OBTAINED, THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 210 FEET; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 110.03 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 92 DEGREES 44 MINUTES AND IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 210.24 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 87 DEGREES 16 MINUTES AND IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$127,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28th day of June, 20 24.

Reynolds Renovations, LLC

BY: [Signature]
Jeff Reynolds
Sole Member

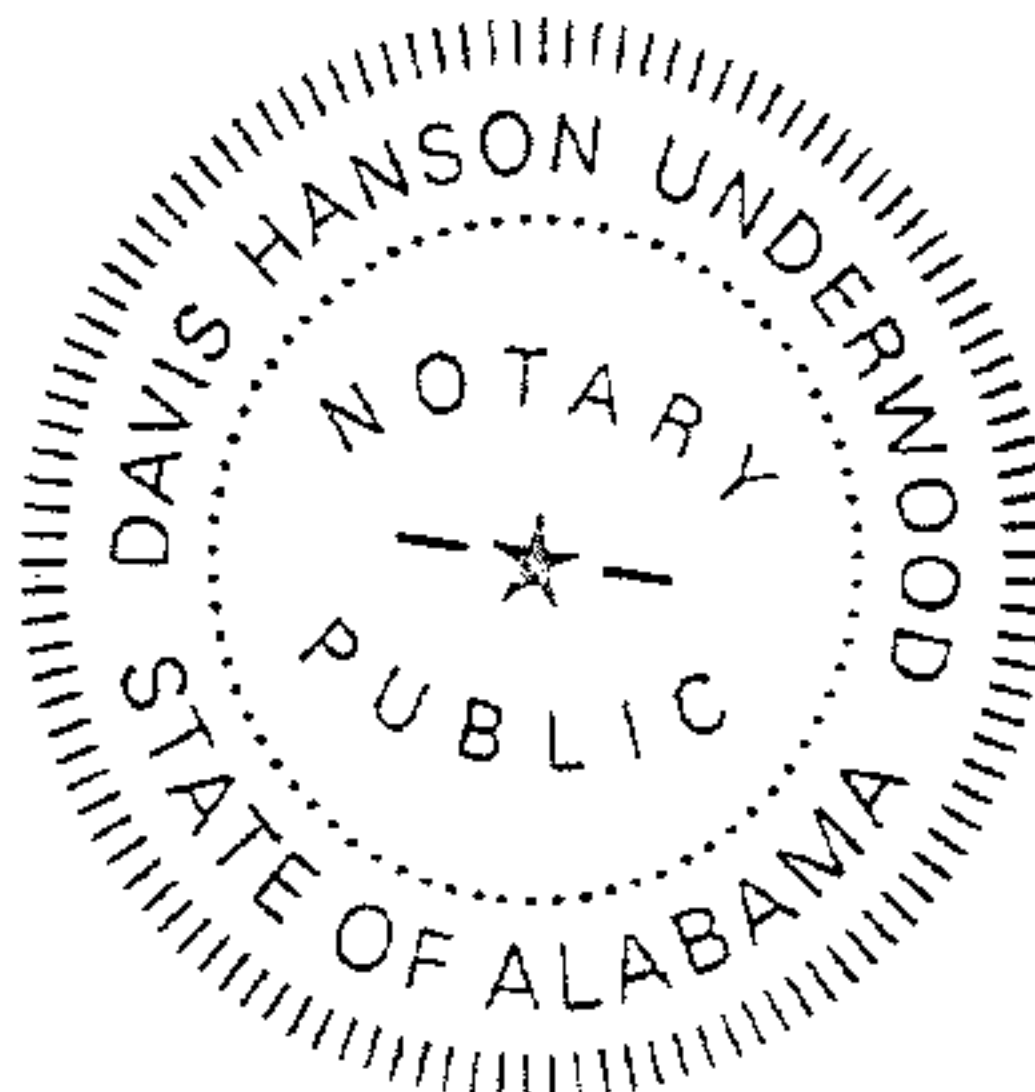
STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal on this 28th day of June, 20 24.

[Signature]
Notary Public
My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

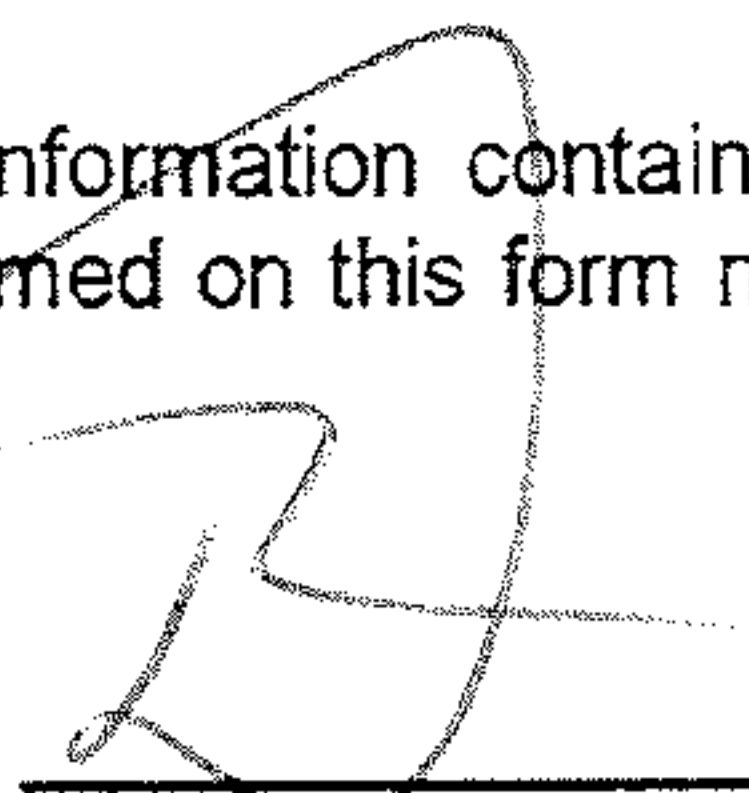
Grantor's Name	Reynolds Renovations, LLC	Grantee's Name	Elizabeth Ponder
Mailing Address	<u>1904 Blackridge Road</u> <u>Hoover, AL 35244</u>	Mailing Address	605 King Valley Circle Pelham, AL 35124
Property Address	605 King Valley Circle Pelham, AL 35124	Date of Sale	June 28, 2024
		Total Purchase Price	\$244,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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**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: June 28, 2024

Sign 
Agent

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2024 12:47:23 PM
\$145.00 BRITTANI
20240701000196400

