

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Infinity Investments, LLC
225 Oxmoor Circle, #805
Birmingham, AL 35209

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **SHANNON PEOPLES WHITE, a married woman, and JOEL LEE PEOPLES, an unmarried man** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **INFINITY INVESTMENTS, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

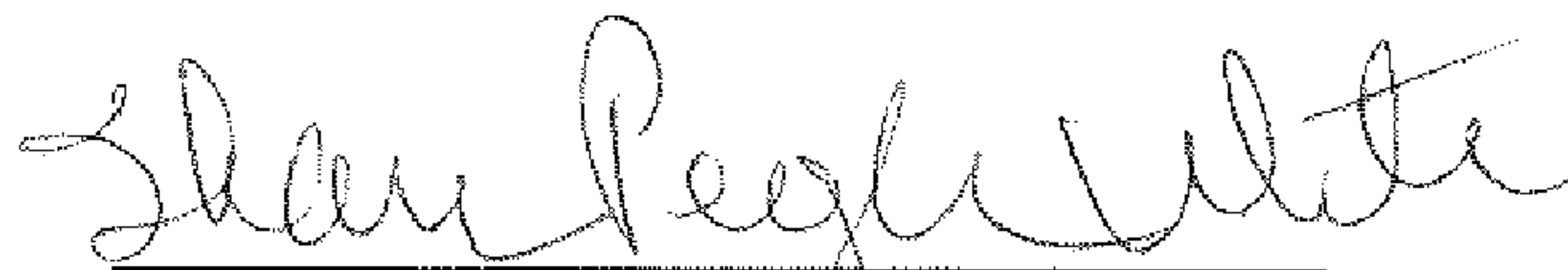
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$265,000.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

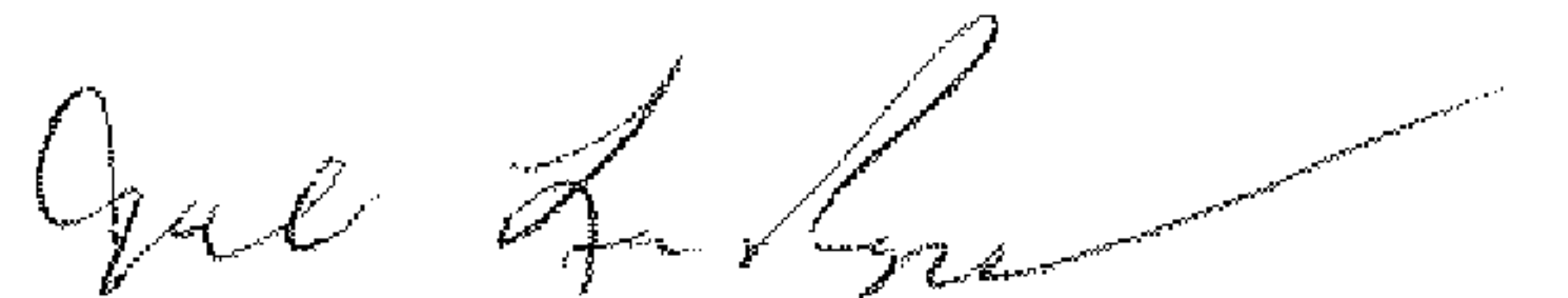
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are 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 hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of June, 2024.



SHANNON PEOPLES WHITE



JOEL LEE PEOPLES

STATE OF ALABAMA

)

)

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SHANNON PEOPLES WHITE and JOEL LEE PEOPLES**, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of June, 2024.



NOTARY PUBLIC

My commission expires:

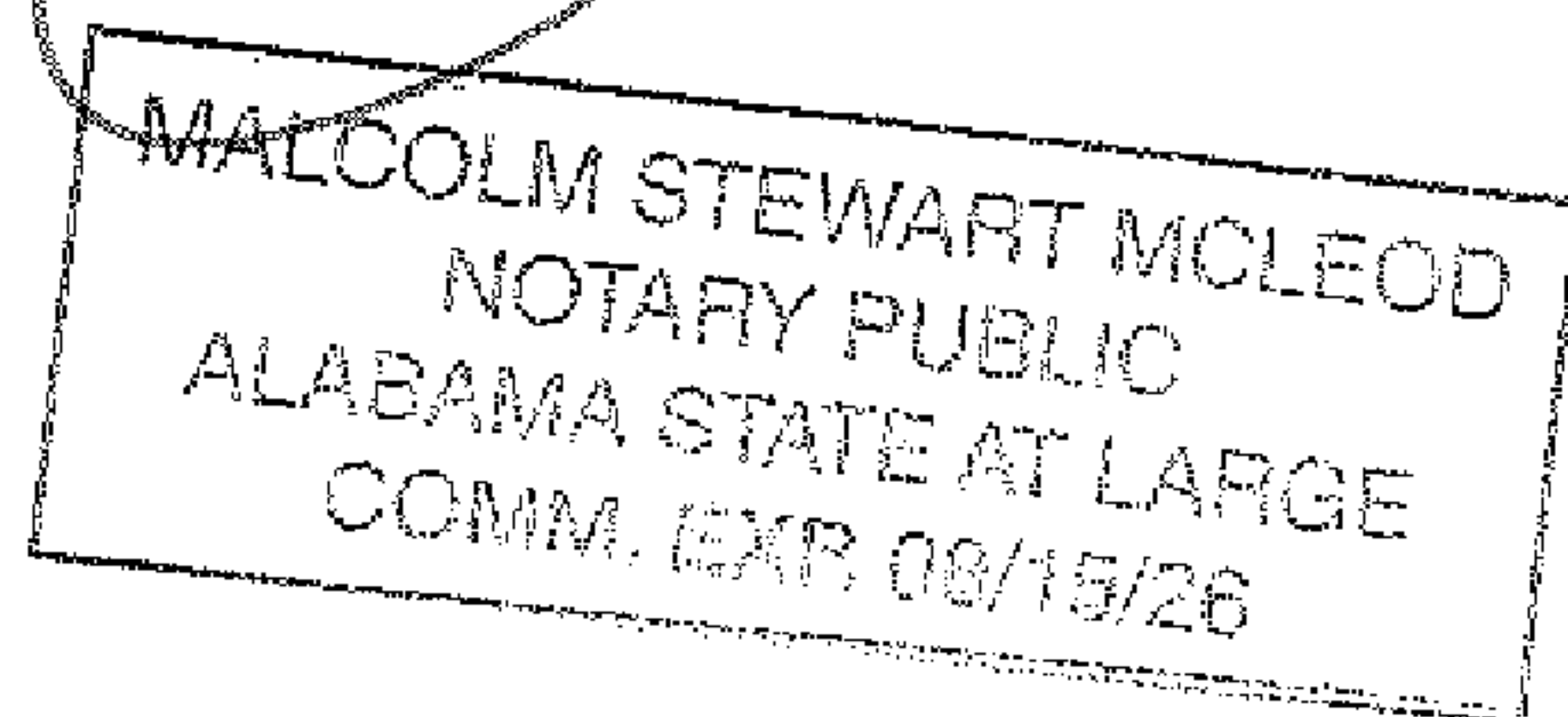


Exhibit A**Legal Description**

Commence for the point of beginning at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West, run thence North $87^{\circ}59'49''$ West along the south line of said NE $\frac{1}{4}$ for 168.98 feet to the East right of way of Shelby County Highway Number 105; run thence North $31^{\circ}05'11''$ West along said right of way for 177.17 feet; run thence in a Northwesterly direction along said right of way and a radial curve to the right having a radius of 2814.79 feet, for an arc length of 901.74 feet; run thence North $34^{\circ}48'11''$ West along said right of way for 40.80 feet; run thence North $12^{\circ}07'00''$ West along said right of way for 220.60 feet; run thence North $33^{\circ}25'58''$ West along said right of way for 53.72 feet; run thence North $12^{\circ}18'48''$ West along said right of way for 71.78 feet; run thence South $88^{\circ}01'58''$ East for 672.31 feet to the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 11; run thence South $00^{\circ}21'21''$ West for 1088.50 feet; run thence South $00^{\circ}26'04''$ West for 243.27 feet to the point of beginning. Said land being in Section 11, Township 20 South, Range 3 West, Shelby County, Alabama.

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

Grantor's Name	<u>SHANNON PEOPLES WHITE and JOEL LEE PEOPLES</u>	Grantee's Name	<u>INFINITY INVESTMENTS, LLC</u>
Mailing Address	<u>172 BEARDEN ROAD HELENA, AL 35080</u>	Mailing Address	<u>172 BEARDEN ROAD HELENA, AL 35080</u>
Property Address	<u>172 BEARDEN ROAD HELENA, AL 35080</u>	Date of Sale	<u>June 28, 2024</u>
		Total Purchase Price	<u>\$265,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

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 June 28, 2024

Print Malcolm S. McLeod

Unattested

Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

07/01/2024 12:51:02 PM

\$32.00 BRITTANI

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Alvin S. Bayl