

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:

3 Arrows, LLC
6555 Hemlock Street
Trussville, AL 35173

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100** and NO/100 (\$175,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jane Laudon, Personal Representative of the Estate of Marjorie Spear Price, deceased, Probate Case No. PR-2024-000801** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **3 Arrows, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 23, in Block 2, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, 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: **753 Crosscreek Trail, Pelham, AL 35124**

\$0.00 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 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 successors, 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 GRANTOR has hereunto set its hand and seal this 29 day of August, 2024.

Estate of Marjorie Spear Price, deceased,
Probate Case No. PR-2024-000801

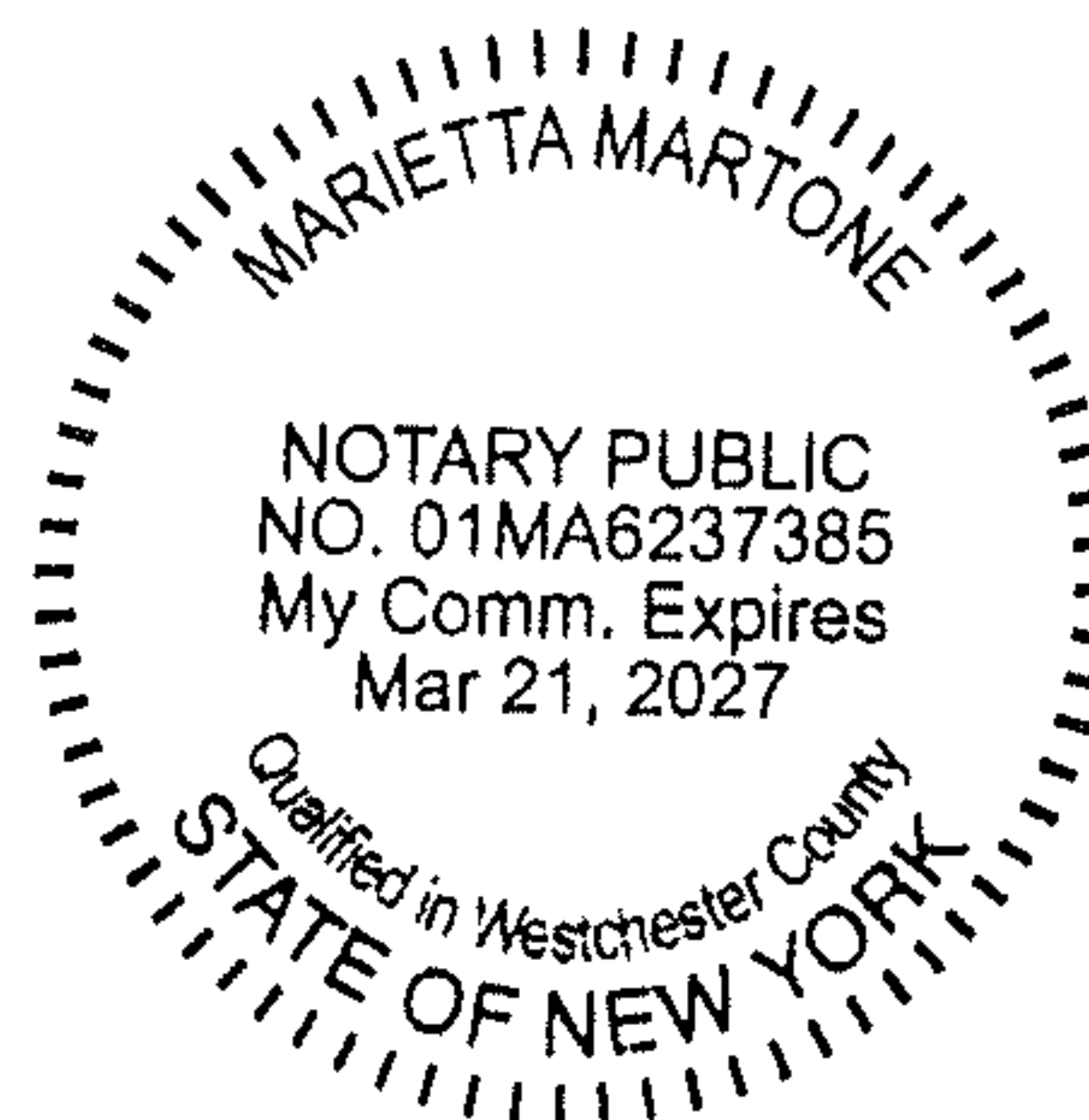
Jane Laudon
By: Jane Laudon
Personal Representative

STATE OF New York)
COUNTY OF Westchester)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Jane Laudon** whose name as **Personal Representative of Estate of Marjorie Spear Price, deceased, Probate Case No. PR-2024-000801**, is signed to the foregoing conveyance 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 **Personal Representative** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of August, 2024.

Marietta Martone
NOTARY PUBLIC
My Commission Expires: 03.21.27



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

Grantor's Name	Estate of Marjorie Spear Price, deceased, Probate Case No. PR-2024-000801	Grantee's Name	3 Arrows, LLC
Mailing Address	68 Young Avenue Croton-on-Hudson, NY 10520	Mailing Address	6555 Hemlock Street Trussville, AL 35173
Property Address	753 Crosscreek Trail Pelham, AL 35124	Date of Sale	08/29/2024
		Total Purchase Price	\$175,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other _____
☒ 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 08/29/2024

☐ Unattested

(verified by)

Print Alan C. Keith

Sign

Alan C. Keith

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 08:16:29 AM
\$203.00 PAYGE
20240904000274090

Alan C. Keith

Form RT-1