

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
LAW OFFICE OF JEFF W. PARMER LLC
2204 LAKESHORE DRIVE, SUITE 125
BIRMINGHAM, AL 35209

Send tax notice to:
Property Pros, LLC
5184 Caldwell Mill Road
Suite 204, Box 298
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, we, Thomas Properties and Investments, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Property Pros, LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

COMMENCE AT A FOUND 1.5" OPEN TOP PIPE LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG THE EAST BOUNDARY OF SAID 1/4 - 1/4 SECTION S 00°21'39" W FOR A DISTANCE OF 360.59' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE S 00°21'39" W FOR A DISTANCE OF 250.67' TO A FOUND 1" ROD; THENCE LEAVING SAID 1/4 - 1/4 SECTION LINE, RUN N 14°41'09" E FOR A DISTANCE OF 98.57' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN N 26°00'30" E FOR A DISTANCE OF 120.43' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN N 58°17'33" W FOR A DISTANCE OF 89.59' TO THE **POINT OF BEGINNING**. SAID TRACT CONTAINING 0.19 ACRES, MORE OR LESS.

This deed was prepared without the benefit of a current title search using the legal on the Survey as provided by Clinkscales Land Surveying, LLC, dated August 15, 2024.

Thomas Properties and Investments, LLC, is one and the same as Thomas Properties & Investments, LLC

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this Sept. 3, 2024

Thomas Properties and
Investments, LLC

Thomas W. Fish (SEAL)
Thomas W. Fish, Managing
Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Fish, whose name of Managing Member of Thomas Properties and Investments, LLC, 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 conveyance, he, as such Officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on Sept. 3, 2024

[Signature]
NOTARY PUBLIC

My commission expires: February 21, 2028

| |
|--|
| ALAN CROCKER KEITH Notary Public, Alabama State at Large My Commission Expires February 21, 2028 |
|--|

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

Grantor's Name Thomas Properties and Investments, LLC
 Mailing Address 5184 Caldwell Mill Road, Suite 204, Box 298
Hoover, AL 35244

Grantee's Name Property Pros, LLC
 Mailing Address 5184 Caldwell Mill Road, Suite 204, Box
298, Hoover, AL 35244

Property Address Portion of 315 Lake View Circle
Vandiver, AL 35176

Date of Sale 09/03/2024
 Total Purchase Price \$25,000.00

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 09/03/2024

Print Alan C. Keith

☐ Unattested

Sign Alan C. Keith

(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
 09/04/2024 08:54:47 AM
 \$53.00 PAYGE
 20240904000274370

Alan C. Keith

Form RT-1