

**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:  
Thomas Properties and Investments, 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, Property Pros, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas Properties and Investments, LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

**BEGIN** 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 ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION S 88°35'52" W FOR A DISTANCE OF 65.00' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID NORTH LINE, RUN S 00°21'39" W FOR A DISTANCE OF 319.00' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 58°17'33" E FOR A DISTANCE OF 76.11' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EAST LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN ALONG SAID EAST LINE N 00°21'39" E FOR A DISTANCE OF 360.59' TO THE **POINT OF BEGINNING**. SAID TRACT CONTAINING 0.51 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

Property Pros, 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 Property Pros, 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



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

Grantee's Name Thomas Properties and Investments, 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 08:54:48 AM  
 \$53.00 PAYGE  
 20240904000274380

*Alan C. Keith*