

SEND TAX NOTICE TO:
TDR Building, LLC
3112 Hwy 109
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

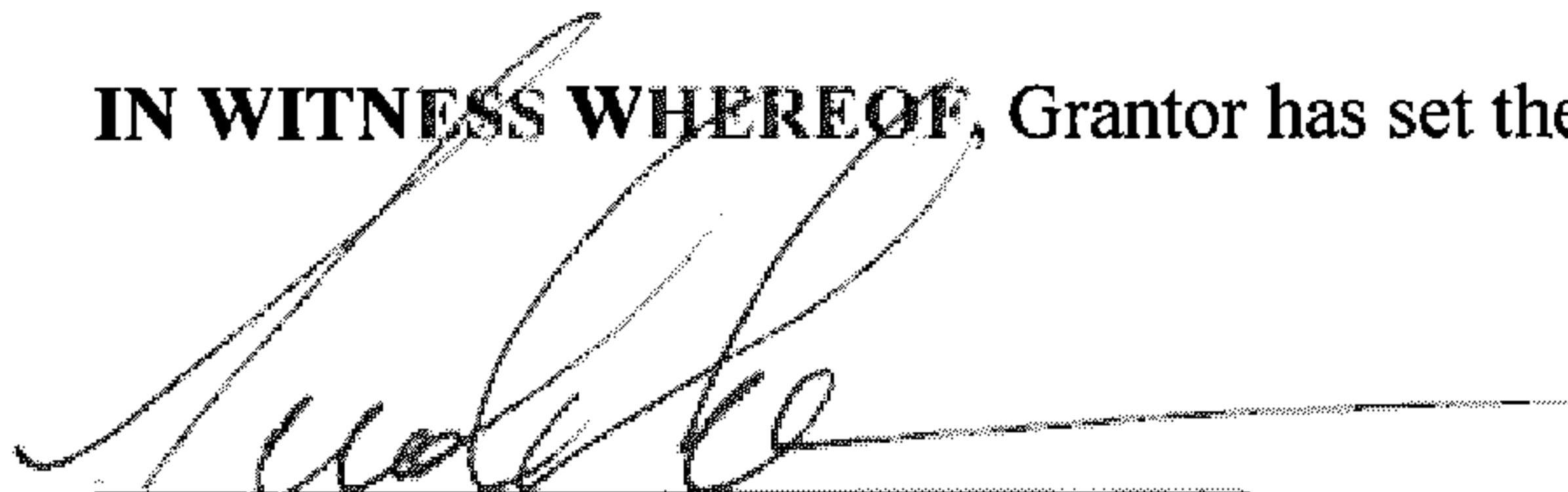
KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED SEVEN THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$107,250.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James O. Ackerman, an unmarried man**, whose address is 129 Glengerry Drive, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **TDR Building, LLC**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, **the address of which is 131 Glengerry Drive, Pelham, AL 35124**, to-wit:

Lot 1024, according to the final plat of Glengerry at Ballantrae Phase 2, as recorded in Map Book 38, Page 118, in the Probate Office of 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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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.

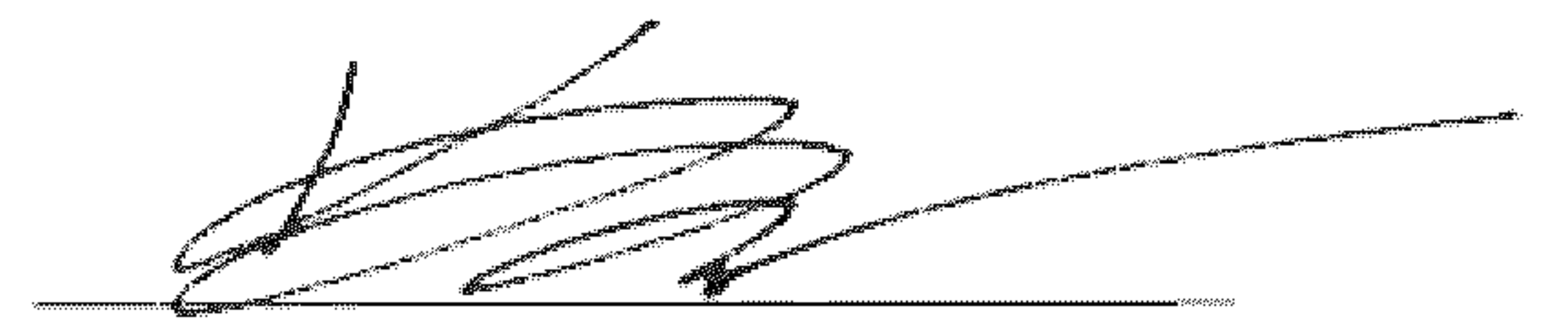
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of September, 2024.

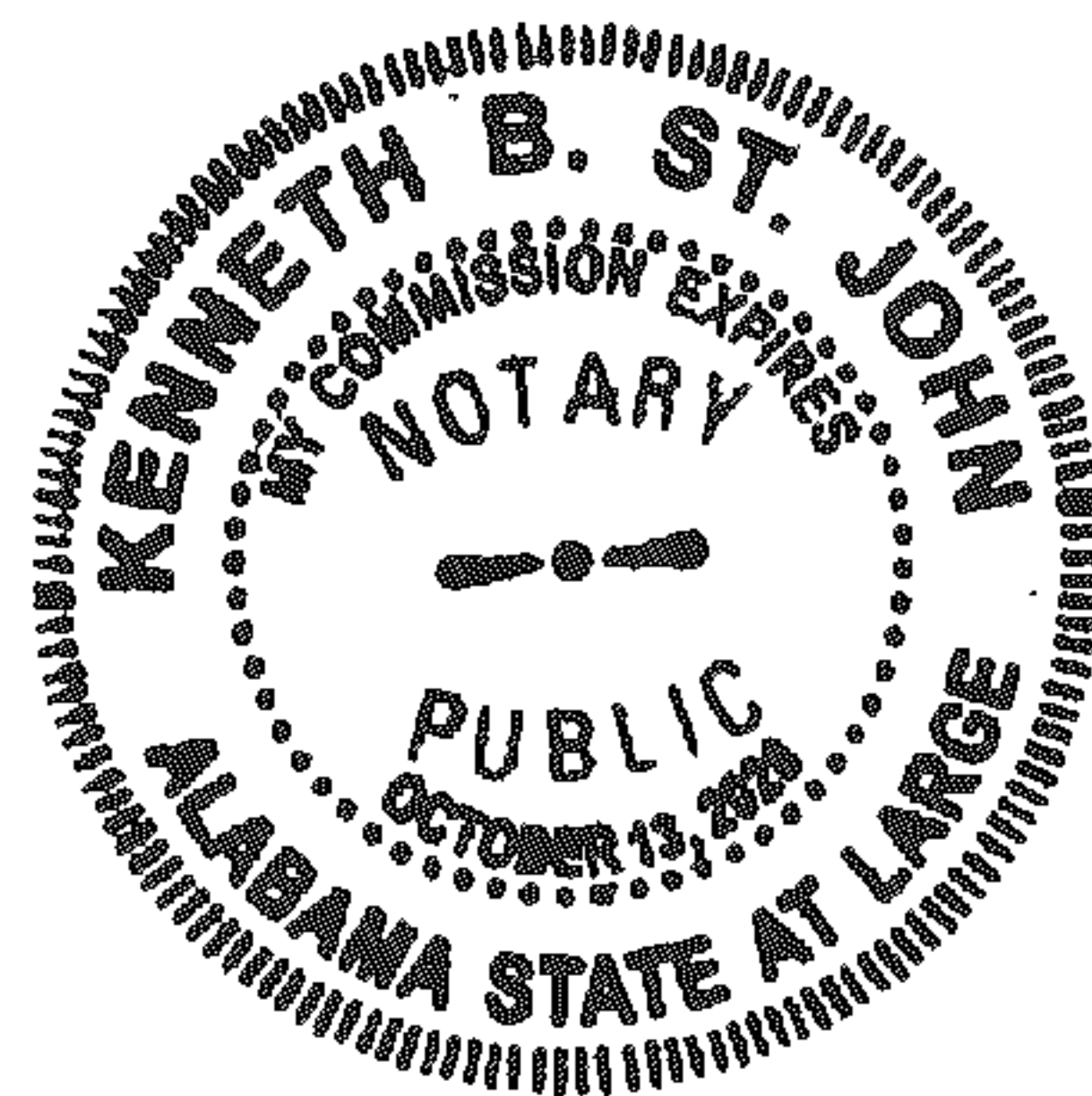

James O. Ackerman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that James O. Ackerman whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2024.


Notary Public : Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2024 01:58:24 PM
\$132.50 JOANN
20240916000288020

