

20241011000319640 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/11/2024 08:42:15 AM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**  
**Tommy B. Majors IV, Esq.**  
**The Majors Law Firm, LLC**  
**3684 Cahaba Beach Rd**  
**Birmingham, AL 35242**

**Send Tax Notice to:**  
**Tom and Doris Chow**  
**4659 Enclave Ct**  
**Vestavia Hills, AL 35242**

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA )**

**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of other good and valuable consideration and the sum of Ten-and-00/100-Dollars (\$10.00), in hand paid to the undersigned The Church at Brook Hills, an Alabama Non-Profit Corporation, at 3145 Brook Highland Parkway, Birmingham, AL 35242, **(GRANTOR)**, by Tom S. H. Chow and Doris S. C. Chow, a married couple, as joint tenants with right of survivorship, **(GRANTEES)**, the receipt of which is hereby acknowledged, the said GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto GRANTEES, the following described real estate, located and situated in Shelby County, Alabama, to-wit:

**A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT A FOUND REBAR CAPPED (GILBERT), MARKING THE NORTHEAST CORNER OF LOT 1, ACCORDING TO BROOK HIGHLAND COMMERCIAL I, AS RECORDED IN MAP BOOK 16, PAGE 73 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE SOUTH LINE OF SAID SECTION 29 AND THE NORTH LINE OF SECTION 32, SAID POINT ALSO LYING ON THE SOUTH LINE OF TRACT NO. 1, ACCORDING TO THE MAP OF D.N. LEE ESTATE, AS RECORDED IN MAP BOOK 3, PAGE 115 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE LEAVING SAID LOT 1 AND SAID SECTION LINE RUN NORTH 26°52'43" EAST A DISTANCE OF 44.51 FEET TO A SET REBAR CAPPED (EDG); THENCE RUN SOUTH 73°15'19" EAST A DISTANCE OF 130.06 FEET TO A SET REBAR CAPPED (EDG), SAID POINT LYING ON SAID SECTION LINE; THENCE RUN S 89°07'03" W ALONG SAID SECTION LINE A DISTANCE OF 144.69 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,849 SQUARE FEET MORE OR LESS.**

Annexed hereto as "Exhibit A" is copy of a Survey, dated February 21, 2024. The above-described lands are specifically identified on the "Exhibit A" Survey as





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"PARCEL 1" and being a portion of those certain lands owned by the GRANTOR shown as, 03-9-29-0-001-014.000, The Church at Brook Hills, source of title INST # 19990603000233761.

### FOR PURPOSES OF CLEARING TITLE

The subject property does not constitute the homestead of the GRANTOR.

Subject to: All restrictions and/or easements of record.

This deed is prepared without the benefit of title insurance or title examination.

Together with all and singular the rights, members, privileges, hereditaments and appurtenances belonging, or in anywise appertaining; TO HAVE AND TO HOLD to the said GRANTEES, and to their heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10<sup>th</sup> day of October, 2024.

Robert W. Grubbs

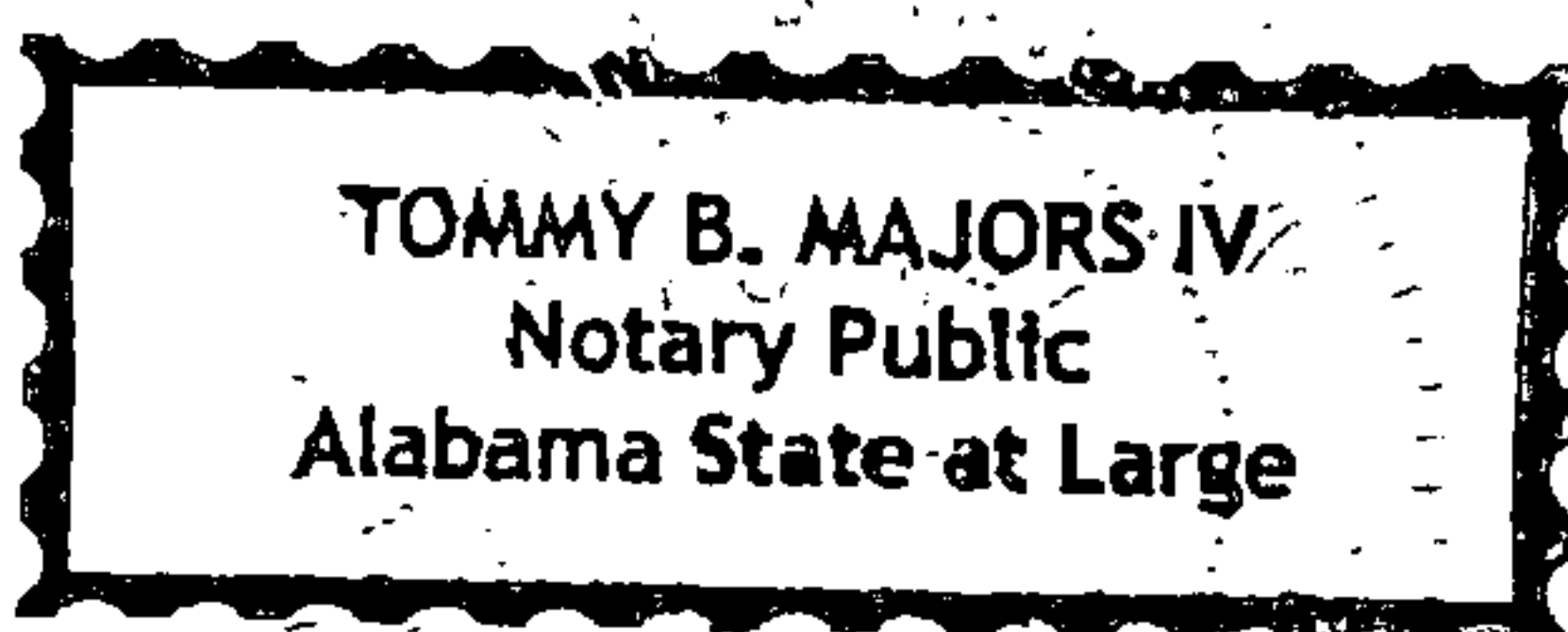
STATE OF ALABAMA )

COUNTY OF Shelby )

Before me, the undersigned authority, appeared Robert W. Grubbs, as Chairman of the Board for The Church at Brook Hills, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Subscribed and sworn to before me this the 10 day of October, 2024.

SEAL



Tommy B. Majors IV  
Notary Public  
My Commission Expires: 08/12/2026



| LEGEND                                                                                                                                                                                                                                                                                                               |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| (N)                                                                                                                                                                                                                                                                                                                  | MEASURED                 |
| (R)                                                                                                                                                                                                                                                                                                                  | RECORD MAP               |
| (D)                                                                                                                                                                                                                                                                                                                  | DEED                     |
|                                                                                                                                                                                                                                   | UTILITY POLE             |
|                                                                                                                                                                                                                                   | GUY WIRE                 |
|                                                                                                                                                                                                                                   | AIR CONDITIONING UNIT    |
|                                                                                                                                                                                                                                   | SEWER PUMP               |
|                                                                                                                                                                                                                                   | MAIL BOX                 |
|                                                                                                                                                                                                                                   | REINFORCED CONCRETE PIPE |
|                                                                                                                                                                                                                                   | OVERHEAD ELECTRIC        |
|                                                                                                                                                                                                                                   | WALL                     |
|                                                                                                                                                                                                                                   | ASPHALT                  |
|                                                                                                                                                                                                                                   | CONCRETE                 |
| <p>  RCP                FENCE                X         </p> |                          |

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ASTRACTED FOR ANY TITLE AND/OR RIGHTS OF PUBLIC RECORDS, RECORDED OR UNRECORDED, THE PARCEL, BROWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
3. THE UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES THAT THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPLY WITH ANY SPECIFIC CODE OR REGULATION. THE SURVEYOR MAKES NO GUARANTEES FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND HENCE DETERMINED USING GPS OBSERVATION.
5. DATE OF FIELD WORK COMPLETED: JANUARY 23, 2024  
SURVEY PREPARED FOR: TOMMY MAJORS

SITUATED IN SECTION 29 AND 32,  
TOWNSHIP 18 SOUTH, RANGE 1 WEST,  
SHELBY COUNTY, ALABAMA



BIRMINGHAM, AL 35242  
 # 199-80803.00023-7761 (PA)  
 ZONED: B-2  
 PART OF TRACT NO. 1  
 D.M. LEE ESTATES  
 MAP BOOK 3, PAGE 118

[illegible]

ROONEY KEITH CUNNINGHAM  
ALABAMA LICENSE NO. 26013  
DATE: February 21, 2024

1706

ROONEY KEITH CUNNINGHAM  
ALABAMA LICENSE NO. 26013  
DATE: February 21, 2024



# FOR PURPOSES OF CLEARING TITLE

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975,*

20241011000319640 4/4 \$32.00  
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Grantor's Name The Church at Brook Hills  
Mailing Address 3145 Brook Highland Parkway  
Birmingham, AL 35242

Grantee's Name Tom S. H. Chow and Doris S. C. Chow  
Mailing Address 4659 Enclave Ct  
Vestavia Hills, AL 35242

Property Address A portion of Parcel ID#  
03-9-29-0-001-014.000  
7248 Cahaba Valley Rd  
Birmingham, AL 35242

Date of Sale 10 October 2024

Total Purchase Price \$ 10.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Agreement For Purposes of Clearing Title

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 10 October 2024

Print Tommy B. Majors IV

☒ Unattested

Sign Tommy B. Majors IV  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Attorney for

Form RT-1