

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:
Laura Michelle Currie
19407 Royal Lagoon Court
Spring, TX 77388

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND AND 00/100 (\$174,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Property Pros, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Laura Michelle Currie** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

COMMENCE AT A FOUND 1.5" OPEN TOP PIPE LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 85°42'43" W ALONG SAID NORTH 1/4-1/4 LINE FOR A DISTANCE OF 65.15' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID 1/4-1/4 LINE, RUN S 00°21'39" W FOR A DISTANCE OF 325.46' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 58°17'33" E FOR A DISTANCE OF 165.70' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS" ON THE SOUTH SIDE OF LAKE VIEW CIRCLE (A PRIVATE ROAD); THENCE RUN ALONG SAID PRIVATE ROAD S 26°00'30" W FOR A DISTANCE OF 120.43' TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE CONTINUE ALONG SAID PRIVATE ROAD S 14°41'09" W FOR A DISTANCE OF 50.00' TO A SET NAIL WITH WASHER STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID PRIVATE ROAD, RUN N 57°17'23" W FOR A DISTANCE OF 308.01 TO A CUT CROSS ON A BOULDER; THENCE RUN N 14°56'22" W FOR A DISTANCE OF 440.00' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION; THENCE RUN ALONG SAID 1/4-1/4 LINE S 85°42'43" E FOR A DISTANCE OF 300.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.00 ACRES, MORE OR LESS.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **3 acres Lakeview Circle, Vandiver, AL 35176**

\$0.00 of the above-recited purchase price was paid from a mortgage loan

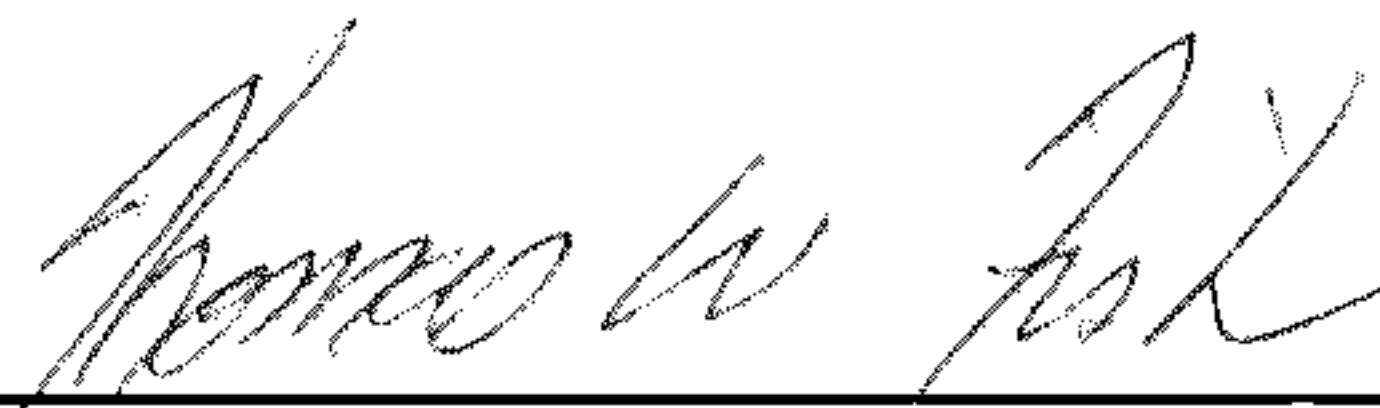
Closed simultaneously herein.

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, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **26th day of December, 2024.**

Property Pros, LLC



By: Thomas W. Fish
Its Managing Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Thomas W. Fish** whose name as **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 Instrument, he as such Officer 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 **26th day of December, 2024.**



NOTARY PUBLIC

My Commission Expires: **02/21/28**

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	<u>Property Pros, LLC</u>	Grantee's Name	<u>Laura Michelle Currie</u>
Mailing Address	<u>5184 Caldwell Mill Road, Suite 204 Box 298</u>	Mailing Address	<u>19407 Royal Lagoon Court</u>
	<u>Hoover, AL 35244</u>		<u>Spring, TX 77388</u>
Property Address	<u>3 acres Lakeview Circle</u>	Date of Sale	<u>December 26, 2024</u>
	<u>Vandiver, AL 35176</u>	Total Purchase Price	<u>\$174,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 December 26,

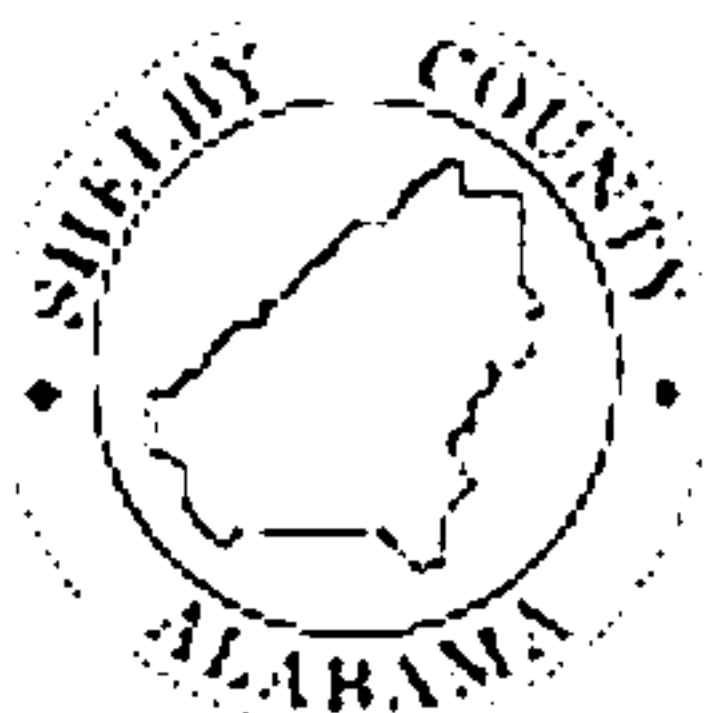
Print Alan C. Keith

☐ 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
12/27/2024 11:09:16 AM
\$202.00 JOANN
20241227000394700

Form RT-1

Alan S. Bayal