



20250107000008220 1/4 \$244.50
Shelby Cnty Judge of Probate, AL
01/07/2025 03:34:05 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223	Send Tax Notice To: Ethan Thomas Ott Sydney Zajac Ott 1101 Dunnivant Valley Road Birmingham, AL 35242
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STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thirteen Thousand Five Hundred and No/100 (\$213,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Elite Acquisitions, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ethan Thomas Ott and Sydney Zajac Ott** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

PARCEL 3-B

(AS SURVEYED)

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 16, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA, SAID POINT BEING A FOUND 1" CRIMP PIPE; THENCE RUN S 54°38'37" E FOR A DISTANCE OF 100.62 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WEYGAND CA 54"; THENCE RUN S 46°10'32" W FOR A DISTANCE OF 118.54 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WEYGAND CA 54"; THENCE RUN S 75°53'13" W FOR A DISTANCE OF 153.80 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 75°53'13" W FOR A DISTANCE OF 1.76 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WEYGAND CA 54"; THENCE RUN N 77°29'16" W FOR A DISTANCE OF 308.38 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WEYGAND CA 54"; THENCE RUN S 41°16'14" W FOR A DISTANCE OF 47.76 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WEYGAND CA 54"; THENCE RUN S 42°26'25" E FOR A DISTANCE OF 70.00 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 42°26'25" E FOR A DISTANCE OF 45.25 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING IN THE WATER; THENCE RUN S 42°26'25" E FOR A DISTANCE OF 254.63 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 42°29'35" E FOR A DISTANCE OF 34.73 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE RUN S 61°19'11" W FOR A DISTANCE OF 380.78 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "JACKINS"; THENCE RUN N 47°30'28" W FOR A DISTANCE OF 164.20 FEET TO A FOUND 1/2" RAILROAD SPIKE; THENCE RUN S 46°58'57" W FOR A DISTANCE OF 143.49 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "JACKINS"; THENCE RUN N 37°36'01" W FOR A DISTANCE OF 240.20 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309", ON THE EASTERN RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 41; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 39°38'30" E FOR A DISTANCE OF 179.89 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 82°11'16" E FOR A DISTANCE OF 30.00 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 82°11'16" E FOR A DISTANCE OF 370.27 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 4.00 ACRES, MORE OR LESS

According to the Survey by Thomas Scott Dreher dated November 8, 2024

Shelby County, AL 01/07/2025
State of Alabama
Deed Tax: \$213.50



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Subject To:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Restrictions and regulations for the use and maintenance of the William F. Cornelius Lake recorded in Book 80, Page 342, in the Probate Office of Shelby County, Alabama.
4. Permanent and perpetual easement granted to Shelby County, Alabama, as recorded in Instrument No. 1993-01275, in the Probate Office of Shelby County, Alabama.
5. Rights of other riparian owners of the lake shown on the survey by Thomas Scott Dreher, dated November 13, 2024.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this **16th** day of **December, 2024**.

ELITE ACQUISITIONS, LLC
an Alabama limited liability company
by its Sole Member
JUSTIN JONES FAMILY, LLC
an Alabama limited liability company

By: 
Its: Sole Member



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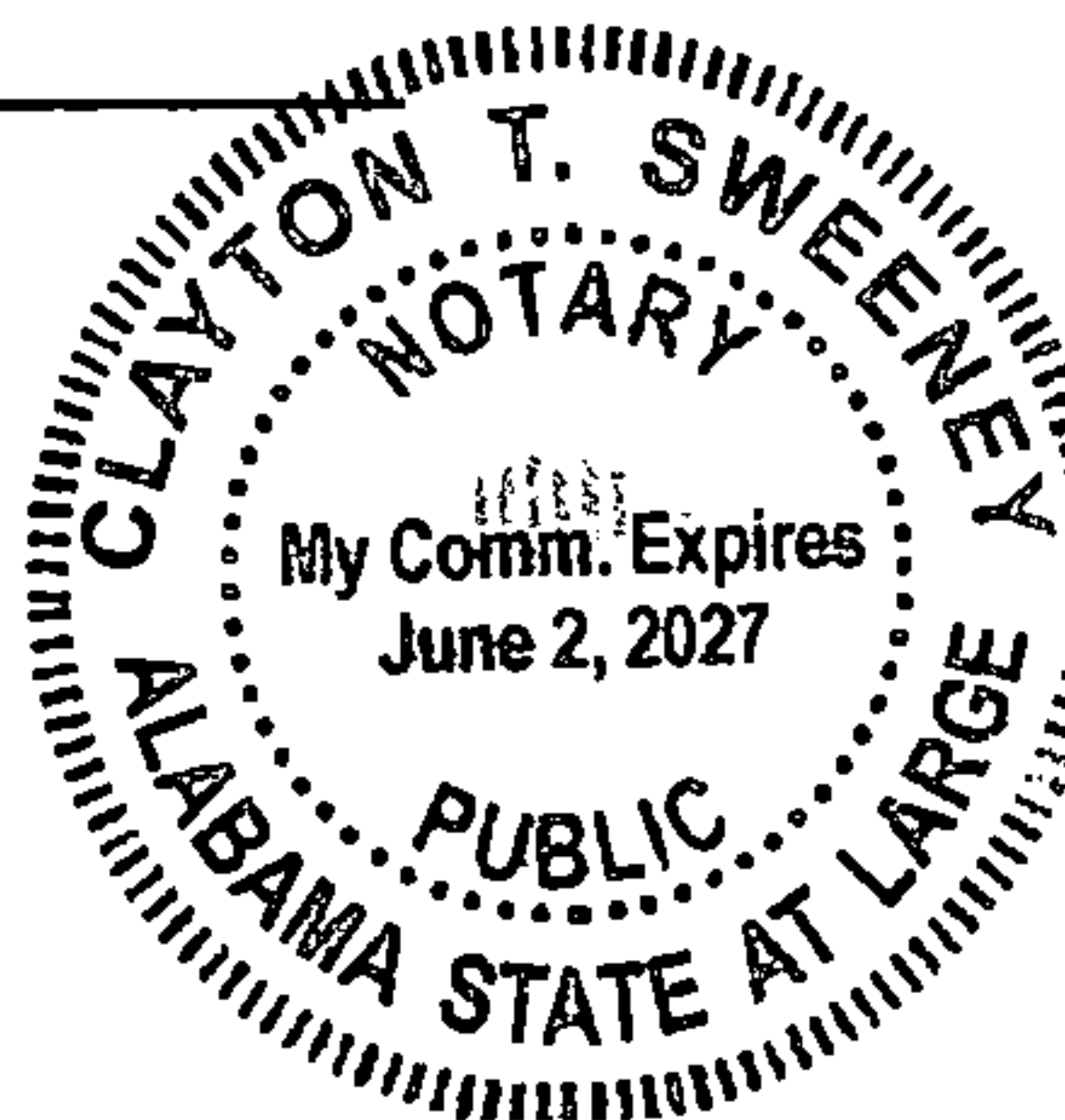
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Justin Jones, whose name as Sole Member of Justin Jones Family, LLC, an Alabama limited liability company, acting in its capacity as Sole Member of Elite Acquisitions, LLC, an Alabama limited liability company, 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, in his capacity as such Sole Member of said limited liability company executed the same voluntarily and with full authority for and as the same as Sole Member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2024.



NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Elite Acquisitions, LLC	Grantee's Name	Ethan Thomas Ott and Sydney Zajac Ott
Mailing Address	1406 Highland Lakes Trail Birmingham, AL 35242	Mailing Address	1101 Dunnavant Valley Road Birmingham, AL 35242
Property Address	Parcel 3B Dunnavant Valley Road Birmingham, AL 35242	Date of Sale	December 16, 2024
		Total Purchase Price	\$ 213,500.00
		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
☐ Deed



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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 _____

Elite Acquisitions, LLC
By Sole Member, Justin Jones Family, LLC
Print By: Justin Jones, Sole Member

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one