

**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 **SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$650,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Emerald Parc, L.L.C., an Alabama Limited Liability Company**, whose address is PO Box 471, Chelsea, AL 35043, (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 323 Emerald Lane, 320 Emerald Ln, 336 Emerald Ln, 600 Emerald Trace, 606 Emerald Trace, 612 Emerald Trace, 620 Emerald Trace, 636 Emerald Trace, 640 Emerald Trace, 641 Emerald Trace, 507 Baron Cir, 511 Baron Cir, 527 Baron Cir, Chelsea, AL 35043**, to-wit:

**Lots 2 and 23, according to the Final Plat of Emerald Parc Phase II, as recorded in Map Book 32, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Lots 8A, 15A, 16A, 18A, 21A and 22A, a resurvey of Lots 8 thru 22 of Emerald Parc Phase II, and Lots 33 thru 37 of Emerald Parc, as recorded in Map Book 32, Page 138, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Lots 12AA and Lot 14AA, a Resurvey of Lots 12A, 13A and 14A of a resurvey of Lots 8 thru 22 of Emerald Parc Phase II, and Lots 33 thru 37 of Emerald Parc, as recorded in Map Book 36, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Lots 33 and 34, in the Survey of Emerald Parc Phase III, as recorded in Map Book 34, Page 111 in the Office of the Judge of Probate of Shelby County, Alabama.**

**Lot 37A, a Resurvey of Lot 37 of Emerald Parc Phase III and Lot 38A of a Resurvey of Lots 38 thru 40 Emerald Parc Phase III, as recorded in Map Book 60, Page 83, in the Office of the Judge of Probate 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.

Emerald Parc, L.L.C. and Emerald Parc, LLC are one and the same entity.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Emerald Parc, L.L.C., an Alabama Limited Liability Company, by Wanda Davis, as its Sole Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 13th day of January, 2025.

Emerald Parc, L.L.C., an Alabama Limited Liability Company

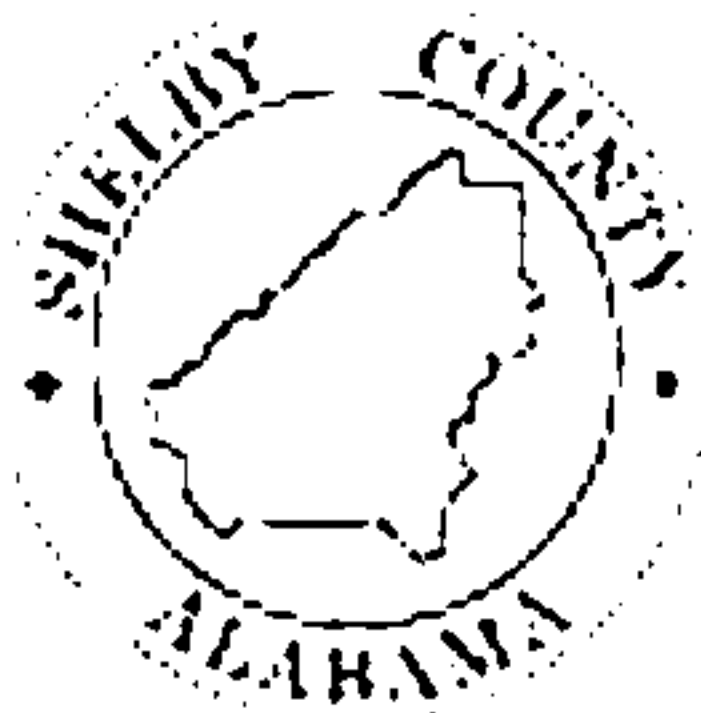
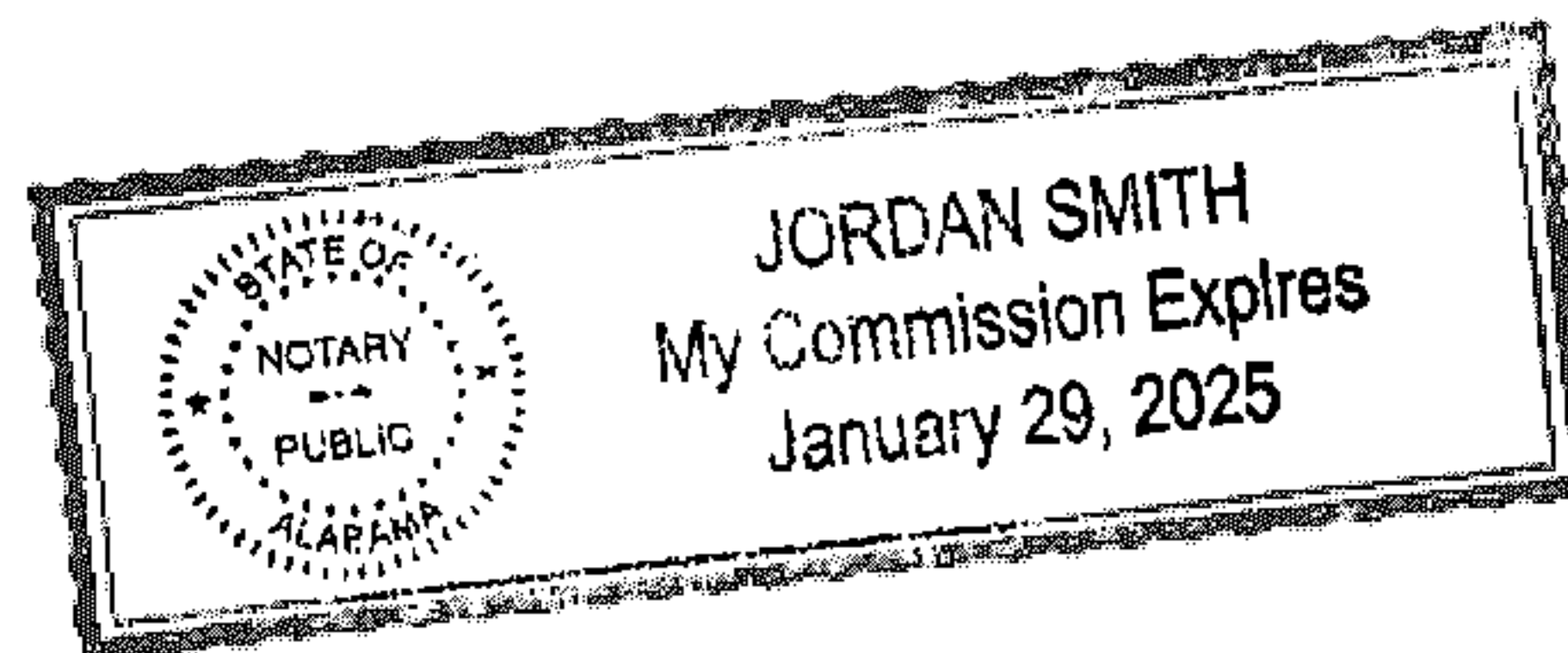
By: Wanda Davis  
Wanda Davis, Sole Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Wanda Davis, whose name as Sole Member of Emerald Parc, L.L.C., an Alabama Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 13th day of January, 2025.

Notary Public  
My Commission Expires: 1/29/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/14/2025 08:23:45 AM  
\$675.00 PAYGE  
20250114000012520

*Allie S. Bayl*