20250221000051080 02/21/2025 08:45:04 AM DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125

SEND TAX NOTICE TO:
Thomas W. Fish

STATE OF ALABAMA

Birmingham, AL 35209

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100** (\$10.00) 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, **Thomas W. Fish** (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:

A PARCEL OF LAND, BEING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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"; THENCE CONTINUE N 85°42'43" W ALONG SAID NORTH 1/4-1/4 LINE FOR A DISTANCE OF 300.00' 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 CONTINUE N 85°42'43" W ALONG SAID NORTH 1/4-1/4 LINE FOR A DISTANCE OF 400.82' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID 1/4-1/4 LINE, RUN S 19°30'16" E FOR A DISTANCE OF 1088.65' TO A POINT ALONG THE CENTERLINE OF AN EXISTING 40' ACCESS EASEMENT ALONG AN EXISTING ACCESS ROAD AS RECORDED IN INST. #20240515000144440 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUN ALONG SAID EASEMENT CENTERLINE EASEMENT THE FOLLOWING SEVEN (7) CALLS: THENCE RUN S 50°47'02" W FOR A DISTANCE OF 12.26' TO A POINT; THENCE RUN S 61°21'34" W FOR A DISTANCE OF 125.00' TO A POINT; THENCE RUN S 55°38'40" W FOR A DISTANCE OF 35.95' TO A POINT; THENCE RUN S 42°43'03" W FOR A DISTANCE OF 139.64' TO A POINT; THENCE RUN S 49°06'14" W FOR A DISTANCE OF 81.35' TO A POINT; THENCE RUN S 58°40'25" W FOR A DISTANCE OF 103.58' TO A POINT; THENCE RUN S 55°04'20" W FOR A DISTANCE OF 117.05' TO A POINT ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE LEAVING SAID EASEMENT CENTERLINE, RUN S 88°19'27" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 970.81' TO A

FOUND 1-1/4" PIPE LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN N 06°24'35" W FOR A DISTANCE OF 755.46' TO A FOUND 1" ROD ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF LAKE VIEW CIRCLE (A SHELBY COUNTY MAINTAINED ROAD - 30' RIGHT OF WAY); THENCE LEAVING SAID RIGHT OF WAY, RUN N 14°41'09" E FOR A DISTANCE OF 48.57' TO A NAIL WITH WASHER STAMPED "CLINKSCALES CA-1084-LS" FOUND IN ASPHALT ALONG THE SOUTH SIDE OF LAKE VIEW CIRCLE (A PRIVATE ROAD); THENCE LEAVING SAID PRIVATE ROAD, RUN N 57°17'23" W FOR A DISTANCE OF 308.01' TO A FOUND CROSS CUT ON A LARGE BOULDER; THENCE RUN N 14°56'22" W FOR A DISTANCE OF 440.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 16.20 ACRES, MORE OR LESS.

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

Property Address: Parcel 3 Property Pros land

\$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 20th day of February, 2025.

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 20th day of February, 2025

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

	rty Pros, LLC Caldwell Mill Road, Suite 204, Box 298 er, AL 35244		Thomas W. Fish 5184 Caldwell Mill Road, Suite 204, Box 2 Hoover, AL 35244
Property Address Parce Vand	l 3 Lakeview Circle iver, AL 35176	Date of Sale Total Purchase Price or Actual Value	February 20, 2025 \$
	$\mathbf{A}_{\mathbf{S}}$	or ssessor's Market Value	\$60,000.00
	ctual value claimed on this form can be verentary evidence is not required)	rified in the following do	ocumentary evidence: (check one)
Bill of Sale Sales Contract Closing Statement	Appraisal X Other		
If the conveyance docur is not required.	ment presented for recordation contains all	of the required informa	tion referenced above, the filing of this form
mailing address.	Instrilling address - provide the name of the personal iling address - provide the personal iling address - provide the name of the personal iling address - provide the personal ilin		
Property address - the property was conveyed	hysical address of the property being conv	eyed, if available. Date	
Actual value - if the pro	operty is not being sold, the true value of the ecord. This may be evidenced by an appra	e property, both real and isal conducted by a licer	d personal, being conveyed by the used appraiser or the assessor's current
the property as determi	and the value must be determined, the curr ned by the local official charged with the re vill be penalized pursuant to <u>Code of Alaba</u>	esponsibility of valuing	
I attest, to the best of munderstand that any fals 1975 § 40-22-1 (h).	y knowledge and belief that the informations is statements claimed on this form may res	on contained in this docu	ment is true and accurate. I further the penalty indicated in Code of Alabama
Date February 20, 202	<u>25</u>	Print \(\bigcap_{\sigma} \)	1 C. Keith
Unattested	(verified by)	Sign All (Gr	antor/Grantee/Owner Agent circle one
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Ala Clerk		

\$91.00 JOANN

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