

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:  
**Thomas W. Fish**

STATE OF ALABAMA

**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

Allen S. Beryl