

20250421000116940

04/21/2025 08:40:10 AM

DEEDS 1/3

SEND TAX NOTICE TO:

Infinity Holdings, LLC

~~78 Cogswell Avenue~~ 1908 Blackridge Rd
~~Pell City, Alabama 35125~~ Hoover, AL 35244

This instrument was prepared by:

Edward Reisinger

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand dollars & no cents (\$170,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Rebecca Michelle Massenburg nka Rebecca Michelle Massenburg Mack, a married woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Infinity Holdings, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 23-A, according to a resurvey of Lots 21,22,23,24, Part of Lot 25 and vacated portion of Cahaba Manor Trail, Cahaba Manor Trail Homes, 3rd Addition, as recorded in Map Book 10, Page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 10, Page 73.

Subject to existing easements, restrictions, reservations, right-of-way, limitations, covenants, set-back-lines, and conditions of record and limitations, if any of record.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 49 page 241 and Misc. ,Book 49, page 238.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 325, page 131 and Deed Book 108, page 379.

WARRANTY DEED

CBT File #2504031

Easement to Pelham Sewer Fund as shown by instrument recorded in Deed Book 340, page 749 and Deed Book 345, page 785.

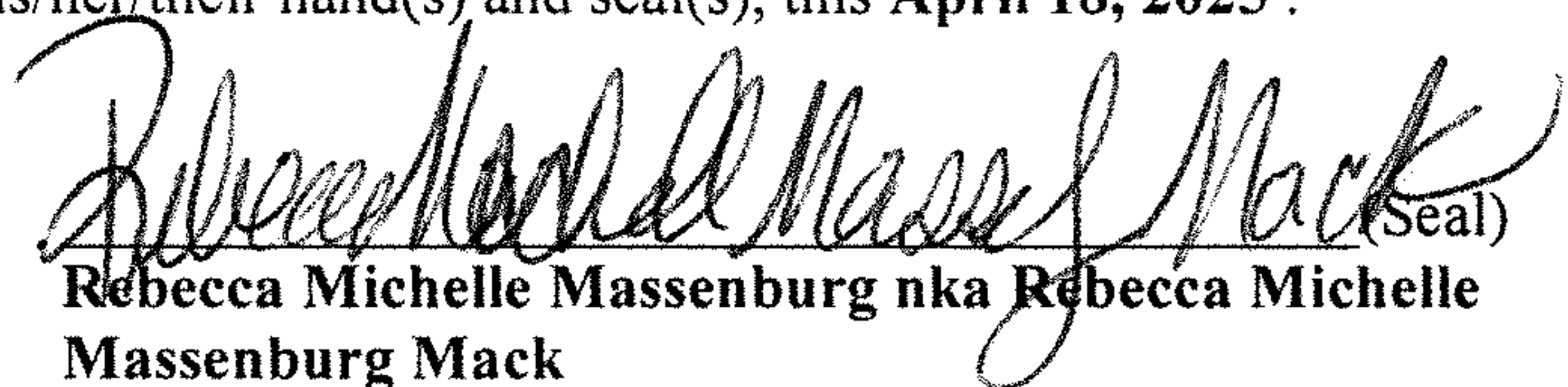
Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 34, page 457 and covenants pertaining thereto recorded in Misc. Book 34, page 463.

Title to all minerals within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, including rights conveyed to Deed Book 321, page 470.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 18, 2025**.

 (Seal)
Rebecca Michelle Massenburg nka Rebecca Michelle
Massenburg Mack

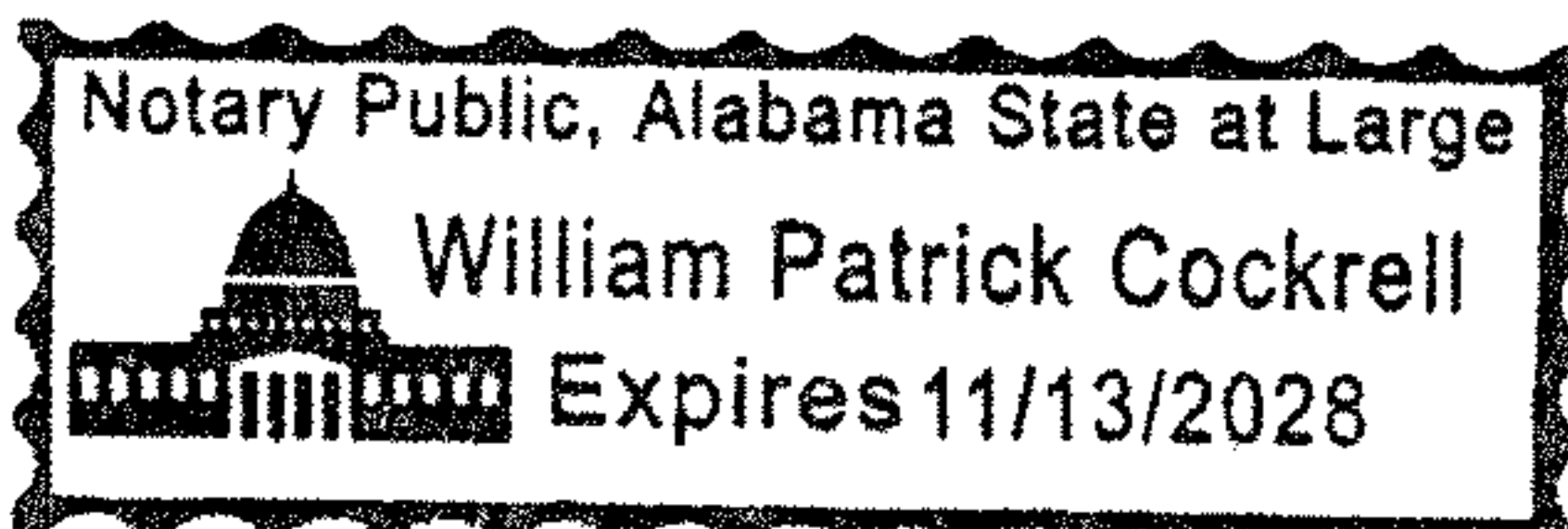
STATE OF ALABAMA

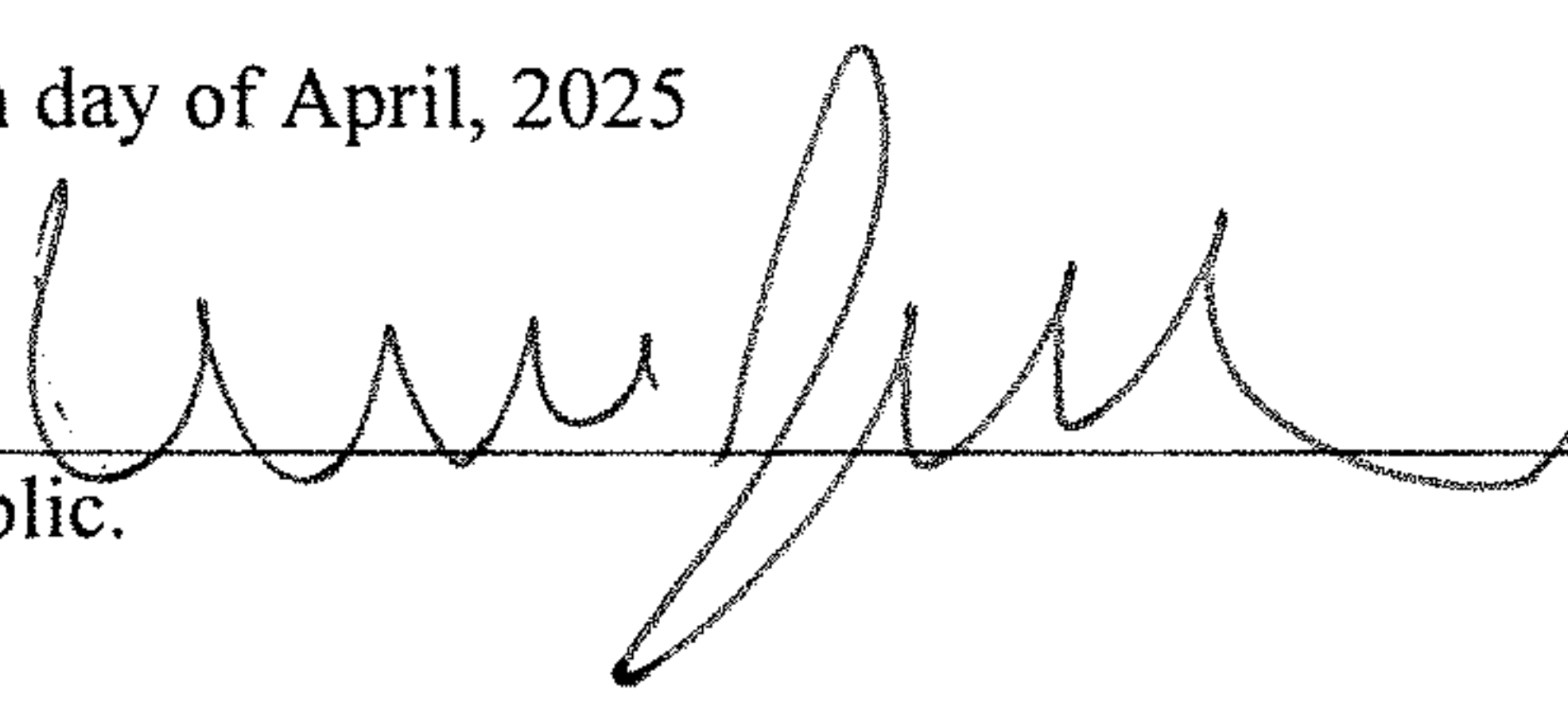
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Michelle Massenburg nka Rebecca Michelle Massenburg Mack, a married woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2025




Notary Public.

(Seal)

My Commission Expires: _____

