20250421000116940 04/21/2025 08:40:10 AM DEEDS 1/3

SEND TAX NOTICE TO:

Infinity Holdings, LLC
78 Cogswell Avenue 1908 Blackinge Rd
-Pell-City, Alabama 35125 - Wooder, At 36244

This instrument was prepared by: Edward Reisinger Kudulis, Reisinger & Price, LLC P. O. Box 653

WARRANTY DEED

Birmingham, AL 35201

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 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, convenants 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

20250421000116940 04/21/2025 08:40:10 AM DEEDS 2/3

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.

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, Alabama State at Large
William Patrick Cockrell
William Expires 11/13/2028

Notary Public.

(Seal)

My Commission Expires:

Real Estate Sales Validation Form

This Do	ocument must be filled in accordance	e with Code of A	Nabama 1975, Section 40- 22-1 (h)
Grantor's Name R Rebecca Michelle I	ebecca Michelle Massenburg nka Massenburg Mack	Grantee's Name	Infinity Holdings, LLC
	517 Surrey Lane Birmingham, Alabama 35242	Mailing Address	78-Cogswell-Avenue 1908 Blackridge Pd Pell-City, Alabama-35125 Noover, AL 35244
•	609 Cahaba Manor Trl, Pelham, Alabama 35124	Date of Sale	04/18/2025
Filed and Recorded Official Public Records Total Purchase Price §		Price \$170,000.00	
(X_i)	Judge of Probate, Shelby County Alabama, County Clerk	Actual Value	
Shelby County, AL 04/21/2025 08:40:10 AM Assessor's Market Value			
A RESIDENCE	\$198.00 JOANN 30250421000116040		
	or actual value claimed on this forr who of documentary evidence is not require		he following documentary evidence: (check
Bill of Sale		Appraisa	
X Sales Contr Closing Sta		Other	······································
If the conveyance of this form is not re	equired.		equired information referenced above, the filing
Grantor's name an current mailing add	d mailing address - provide the name of	structions of the person or p	ersons conveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the name	of the person or p	persons to whom interest to property is being
Property address -	the physical address of the property b	eing conveyed, if	available.
Date of Sale - the	date on which interest to the property w	vas conveyed.	
Total purchase price the instrument offer	_	ase of the proper	ty, both real and personal, being conveyed by
	ered for record. This may be evidenced	•	y, both real and personal, being conveyed by conducted by a licensed appraisaer of the
valuation, of the pr		ial charged with th	nate of fair market value, excluding current use ne responsibility of valuing proeprty for property ode of Alabama 1975 § 40-22-1 (h).
further understand			ned in this document is true and accurate. I ult in the imposition of the penalty indicated in
Date 4. 18	2025	Print Inf	inity Holdings, LLC
Unattested		Sign	Manny
	(verified by)	!	(Grantor/Grantee/Owner/Agent) circle one