

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **ALTON R. CHAMBLISS**, an unmarried man ("Grantor"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **TSD1, LLC**, an Alabama limited liability company ("Grantee"), its successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) any matters which a current survey or inspection of the Property would reveal, and (4) any and all rights, title and interests arising out of any prior grants and reservations of oil, gas, coal and other minerals affecting the Property.

The Property does not constitute the homestead of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, **FOREVER**.

Grantor does covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances except as hereinabove provided, that Grantor has a good right to sell and convey the same to Grantee, its successors and assigns, and that Grantor will warrant and defend the premises to Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

THIS INSTRUMENT PREPARED BY:

Lee M. Russell, Jr.
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000

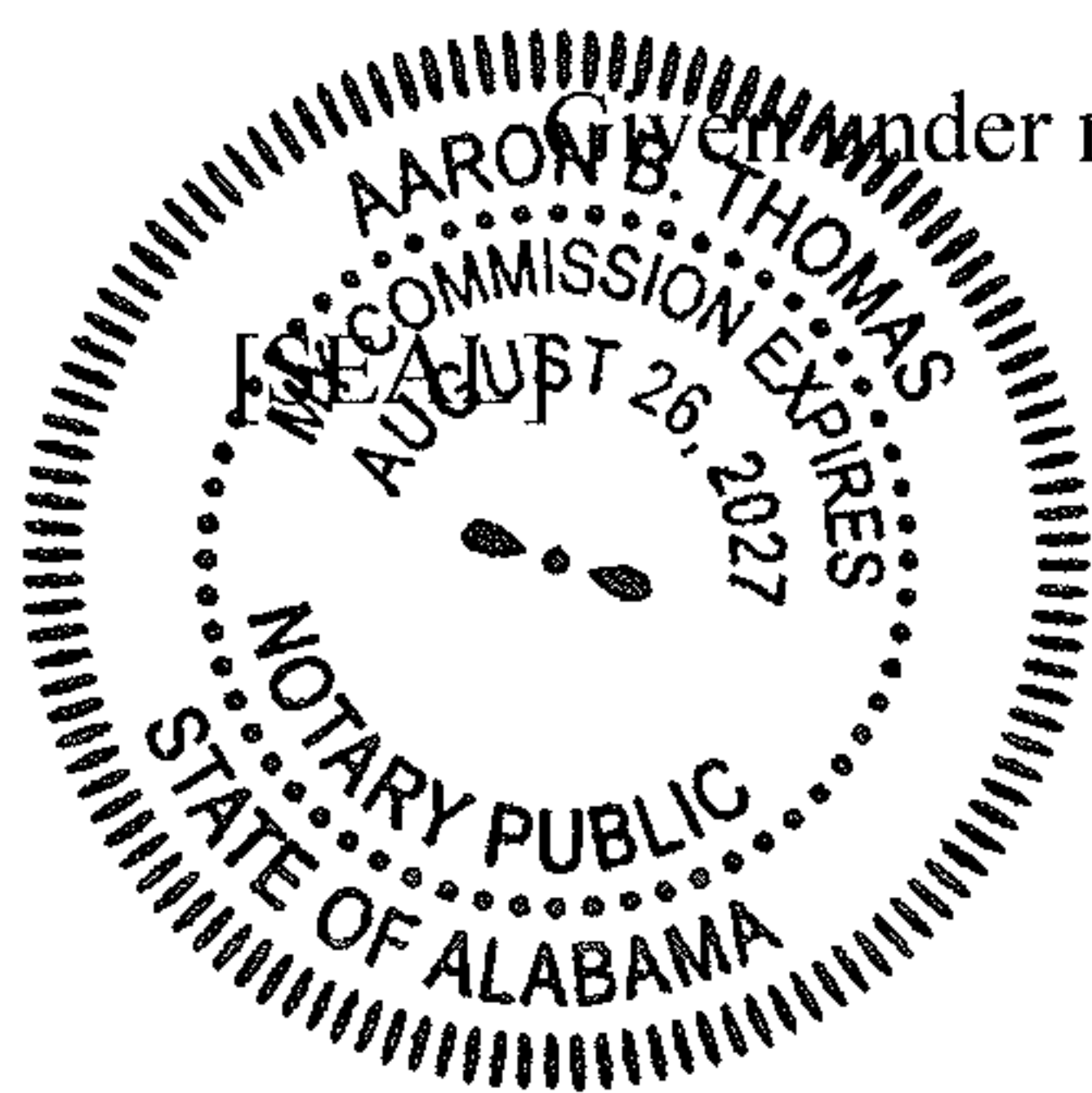
NOTE: The preparer of this instrument has performed no title work with respect to the Property in connection with the preparation of this instrument and has not undertaken to verify the marital status of any grantor or whether the Property constitutes homestead property.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this the 1st day of May, 2025.

Alton R. Chambliss (L.S.)
ALTON R. CHAMBLISS

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that **Alton R. Chambliss**, whose name 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 said instrument, he executed the same voluntarily as of the date hereof.



GIVEN under my hand on this the 1st day of May, 2025.

Aaron B. Thomas
NOTARY PUBLIC
My commission expires: 8-26-27

EXHIBIT A

Beginning at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 404.57 feet to a point on the Easterly right of way line of the Louisville and Nashville Railroad right of way; thence turn 78 degrees 56 minutes 36 seconds right and run North-Northwesterly along said railroad right of way line a distance of 233.05 feet to a point; thence turn 89 degrees 04 minutes 48 seconds left and run Westerly along said right of way line 25.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly along said right of way line a distance of 85.00 feet to a point at the corner of a ten foot high industrial chain link fence; thence turn 99 degrees 55 minutes 09 seconds right and run Easterly along said fence a distance of 290.73 feet to a point; thence turn 94 degrees 26 minutes 30 seconds right and run Southerly a distance of 44.29 feet to a point; thence turn 91 degrees 47 minutes 40 seconds left and run Easterly a distance of 299.70 feet to a point on the West right of way line of U.S. Highway No. 31; thence turn 91 degrees 59 minutes 09 seconds right and run Southerly along said highway right of way a distance of 252.88 feet to a point on the South line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of same said Section 9; thence turn 85 degrees 34 minutes 28 seconds right and run Westerly along said Quarter-Quarter line a distance of 78.55 feet to the Point of Beginning.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Alton R. Chambliss</u>	Grantee's Name	<u>TSD1, LLC</u>
Mailing Address	<u>3444 Chapel Ln.</u>	Mailing Address	<u>10000 Holtville Road</u>
	<u>Hoover, Alabama 35226</u>		<u>Deatsville, Alabama 36022</u>
Property Address	<u>3.42 ac. more or less</u>	Date of Sale	<u>May 2, 2025</u>
	<u>US Hwy 231</u>		
	<u>Calera, Alabama</u>	Total Purchase Price	<u>\$425,000.00</u>
	<u>Parcel ID #28 2 09 0 001 041.000</u>	or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required

INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

DATE: May 1, 2025☒ Unattested

(verified by) _____

Alton R. Chambliss
Alton R. Chambliss

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2025 03:34:34 PM
\$456.00 BRITTANI
20250501000130640

Brittani S. Beal