

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4566

SEND TAX NOTICE TO:

6001 Crestwood Blvd
Birmingham AL 35212

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Forty-five Thousand and 00/100 Dollars (\$245,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Stephen C. Burd and wife, Angela R. Jordan n/k/a Angela Jordan Burd, a married couple** whose mailing address is: 2540 Westminster Circle Birmingham AL 35212 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Community Property Investments, Inc., an Alabama nonprofit corporation** whose mailing address **6001 Crestwood Blvd, Birmingham, AL 35212** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **108 Hidden Creek Pkwy, Pelham, AL 35124**


Lot 5, according to the Survey of Phase One, Hidden Creek III, as recorded in Map Book 26, page 13, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28 day of May, 2025


Angela Jordan Burd


Stephen C. Burd

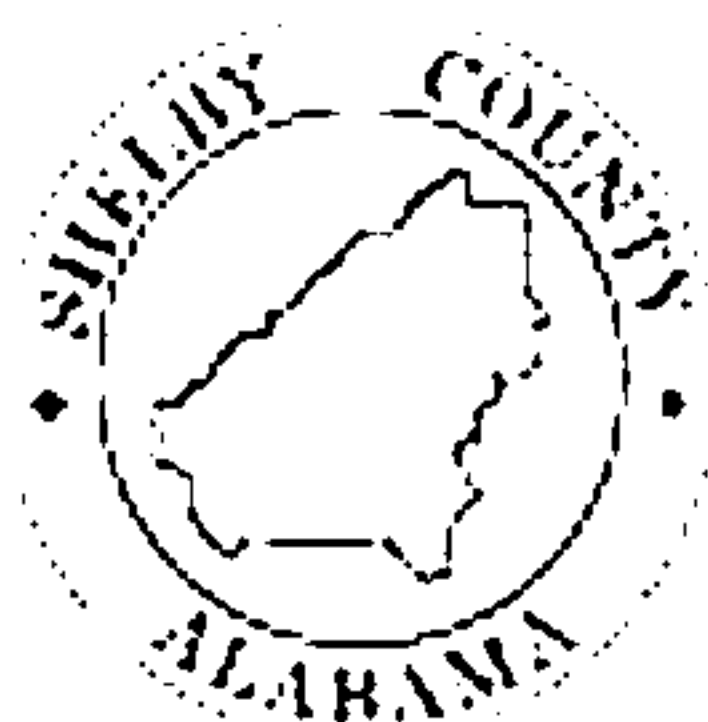
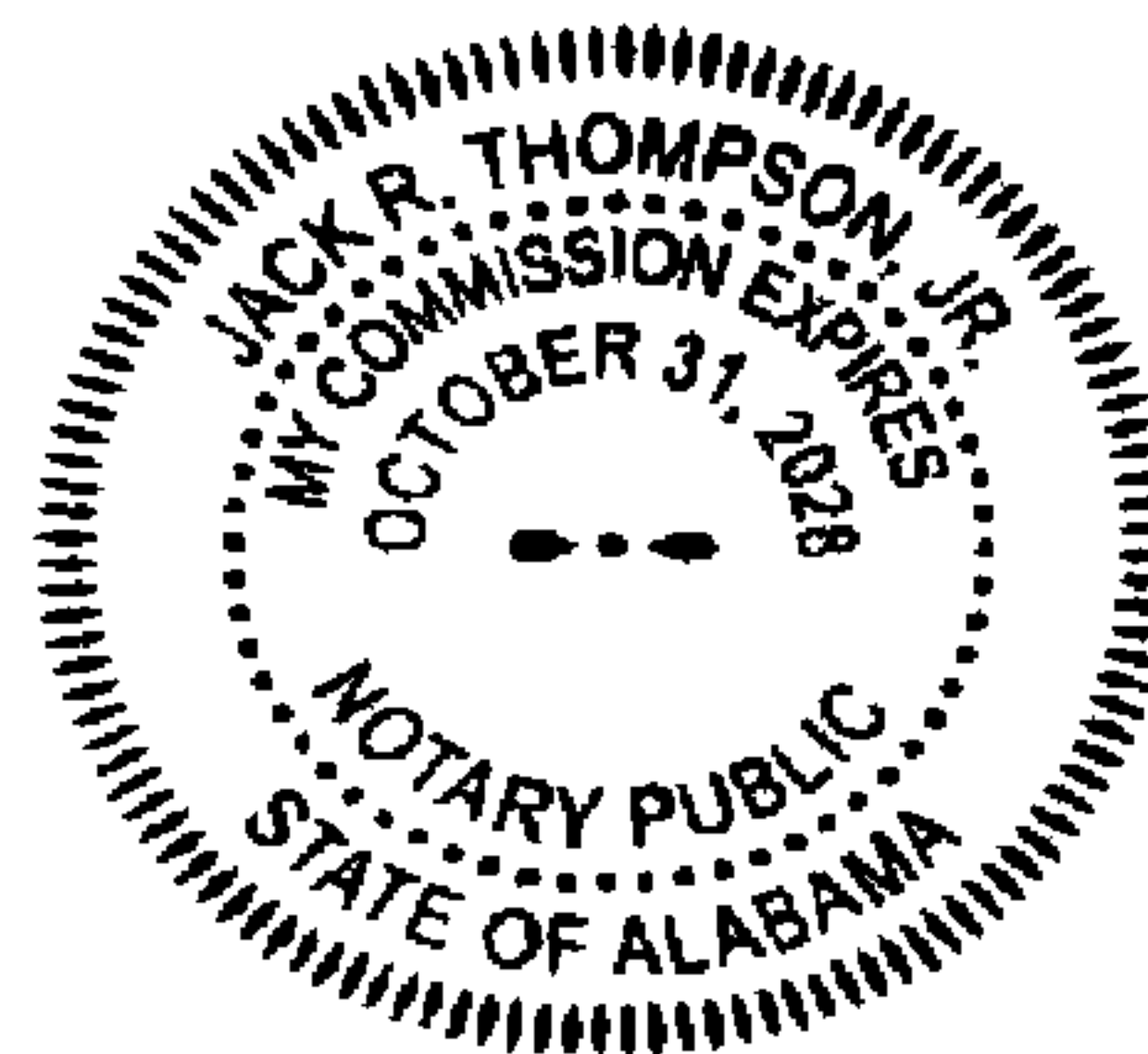
STATE OF Alabama Shelby County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Angela Jordan Burd and Stephen C. Burd** name 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 this conveyance, she executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28th day of May, 2025

My Commission Expires: 10/31/2028


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2025 10:44:51 AM
\$271.00 JOANN
20250530000164950

