



20250731000233970 1/5 \$1289.50
Shelby Cnty Judge of Probate, AL
07/31/2025 03:28:50 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**Tommy B. Majors IV, Esq.
The Majors Law Firm, LLC
3684 Cahaba Beach Rd
Birmingham, AL 35242**

Send Tax Notice to:

**Tom Chow
4659 Enclave Court
Vestavia Hills, AL 35242**

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

)
)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of **Ten-and-00/100-Dollars (\$10.00)**, in hand paid to the undersigned Tom S. H. Chow and Doris S. C. Chow, a married couple, (GRANTORS), by the following named joint trustees of the following named trust, Tom S. H. Chow, Trustee, and Doris S. C. Chow, Trustee, The Chow Family Trust, dated 12 August 2015, (GRANTEES) the receipt of which is hereby acknowledged, the said GRANTORS do by these present, grant, bargain, sell, and convey unto GRANTEES the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

Legal Description:

Legal Description for two (2) parcels of land situated in Shelby County, Alabama, and being referred to below as "Parcel 1" and "Parcel 2".

Parcel 1:

The "Parcel 1" property is the same lands described in that Warranty Deed recorded on 12 August 2022, as Instrument # 20220812000315170, in the Shelby County, Alabama, Probate records, less than and except for those lands described in the Statutory Warranty Deed recorded on 11 October 2024, as Instrument # 20241011000319630, in the Shelby County, Alabama, Probate records, and being more particularly described as follows:

Legal Description:

Part of the NE ¼ of the NW ¼ of Section 32, Township 18 South, Range 1 West, situated in Shelby County, Alabama, being more particularly described as follows:

Beginning at the northwest corner of Section 32, Township 18 South, Range 1 West, go North 86° 30' East, 2,210.5 feet to a point of beginning; then at an angle 118° 30' right bearing South 25° 00' West, 315 feet; thence at an angle 118° 30' left bearing North 86° 30' East, 315 feet to the Northwest side of Public Road; thence at an angle 61° 30' left bearing North 25° 00' East along Public Road 315 feet; then at an angle 118° 30' left bearing South 86° 30' West, 315 feet to the point of beginning.



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LESS THAN AND EXCEPT FOR:

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND REBAR CAPPED (GILBERT), MARKING THE NORTHEAST CORNER OF LOT 1, ACCORDING TO BROOK HIGHLAND COMMERCIAL I, AS RECORDED IN MAP BOOK 16, PAGE 73 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT ALSO LYING ON THE SOUTH LINE OF SECTION 29 AND THE NORTH LINE OF SAID SECTION 32, SAID POINT ALSO LYING ON THE SOUTH LINE OF TRACT NO. 1, ACCORDING TO THE MAP OF D.N. LEE ESTATE, AS RECORDED IN MAP BOOK 3, PAGE 115 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE LEAVING SAID LOT 1 RUN NORTH 89°07'03" EAST ALONG SAID SECTION LINE A DISTANCE 144.69 FEET TO A SET REBAR CAPPED (EDG), SAID POINT MARKING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 145.43 FEET TO A FOUND REBAR, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF CAHABA VALLEY ROAD; THENCE RUN SOUTH 27°25'57" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 44.51 FEET TO A SET REBAR CAPPED (EDG); THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 73°15'19 WEST A DISTANCE OF 130.35 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 2,849 SQUARE FEET MORE OR LESS.

"Parcel 2":

The "Parcel 2" property is the same lands described in that the Statutory Warranty Deed recorded on 11 October 2024, as Instrument # 20241011000319640, in the Shelby County, Alabama, Probate records, and being more particularly described as follows:

Legal Description:

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND REBAR CAPPED (GILBERT), MARKING THE NORTHEAST CORNER OF LOT 1, ACCORDING TO BROOK HIGHLAND COMMERCIAL I, AS RECORDED IN MAP BOOK 16, PAGE 73 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY,



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ALABAMA, SAID POINT LYING ON THE SOUTH LINE OF SAID SECTION 29 AND THE NORTH LINE OF SECTION 32, SAID POINT ALSO LYING ON THE SOUTH LINE OF TRACT NO. 1, ACCORDING TO THE MAP OF D.N. LEE ESTATE, AS RECORDED IN MAP BOOK 3, PAGE 115 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE LEAVING SAID LOT 1 AND SAID SECTION LINE RUN NORTH 26°52'43" EAST A DISTANCE OF 44.51 FEET TO A SET REBAR CAPPED (EDG); THENCE RUN SOUTH 73°15'19" EAST A DISTANCE OF 130.06 FEET TO A SET REBAR CAPPED (EDG), SAID POINT LYING ON SAID SECTION LINE; THENCE RUN S 89°07'03" W ALONG SAID SECTION LINE A DISTANCE OF 144.69 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,849 SQUARE FEET MORE OR LESS.

Property Address: 7244 Cahaba Valley Rd, Birmingham, AL 35242

Parcel ID Number: 03-9-32-0-001-002.000 for reference to entire property

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION, AND THE PREPARER MAKES NO CERTIFICATION AS TO TITLE.

The property being conveyed through this instrument is not the homestead of GRANTORS.

\$ 00.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The property is conveyed subject to the following exceptions:

1. The Agreement for Right of First Refusal between The Church at Brook Hills and Tom S. H. Chow and Doris S. C. Chow, a married couple, recorded on 11 October 2024, as Instrument # 20241011000319650, in the Shelby County, Alabama, Probate records.
2. The Grant of Easement between The Church at Brook Hills and Tom S. H. Chow and Doris S. C. Chow, a married couple, recorded on 11 October 2024, as Instrument #20241011000319660, in the Shelby County, Alabama, Probate records.
3. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
4. All documents and/or instruments of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.



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TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever; and said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

**** FOR CLEARING TITLE PURPOSES ONLY ****

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Tom S. H. Chow and Doris S. C. Chow
4659 Enclave Court
Vestavia Hills, AL 35242

Grantee's Name and Mailing Address:

Tom S. H. Chow, Trustee, and
Doris S. C. Chow, Trustee,
The Chow Family Trust,
dated 12 August 2015
4659 Enclave Court
Vestavia Hills, AL 35242

Property Address: 7244 Cahaba Valley Rd, Birmingham, AL 35242

Estimated Assessed Market Value: \$1,255,240– Shelby County Tax Appraised Value

The Purchase Price can be verified by other, the Agreement between the parties.

**** FOR CLEARING TITLE PURPOSES ONLY ****



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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 31 day of

July, 2025.

Tom S. H. Chow
Tom S. H. Chow

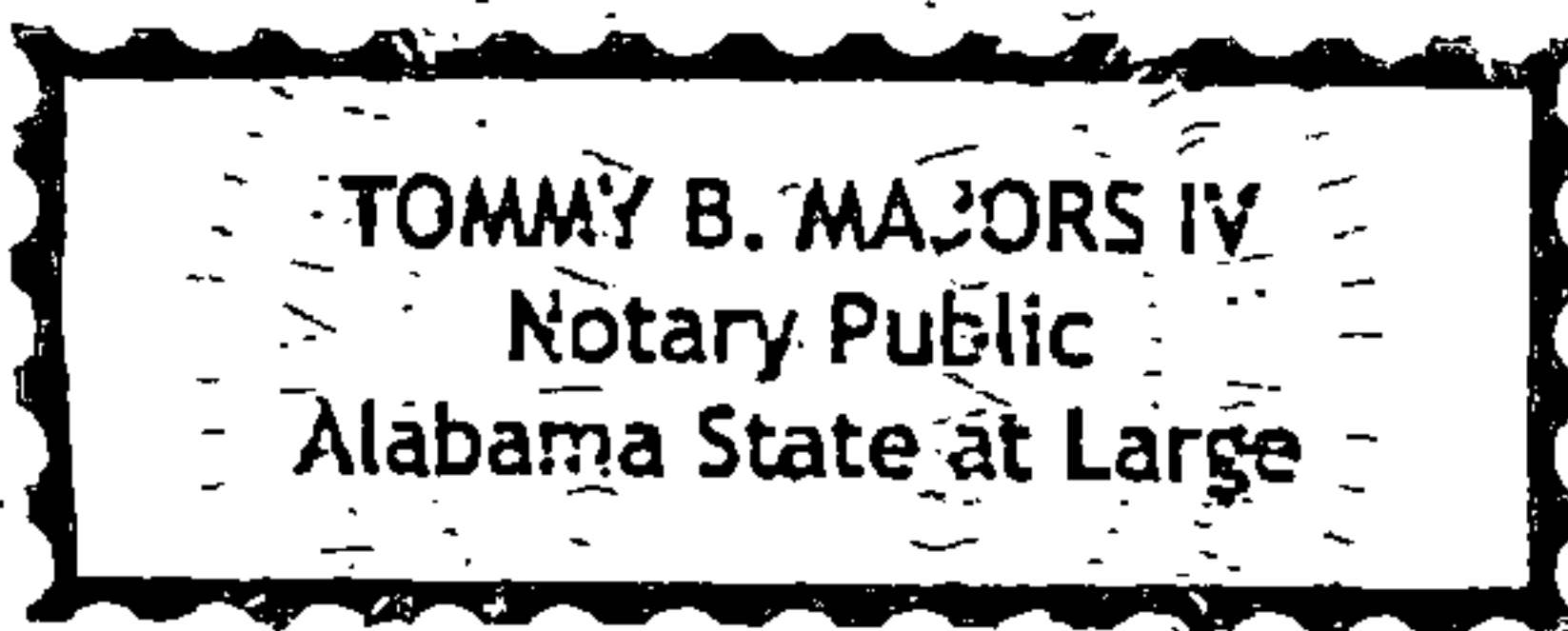
(Signature)

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom S. H. Chow, 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 the instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 31, day of July 2025.

(Seal)



Tommy B. Majors IV
NOTARY PUBLIC
My commission expires: 08/12/2026

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 31 day of

July, 2025.

Doris S. C. Chow
Doris S. C. Chow

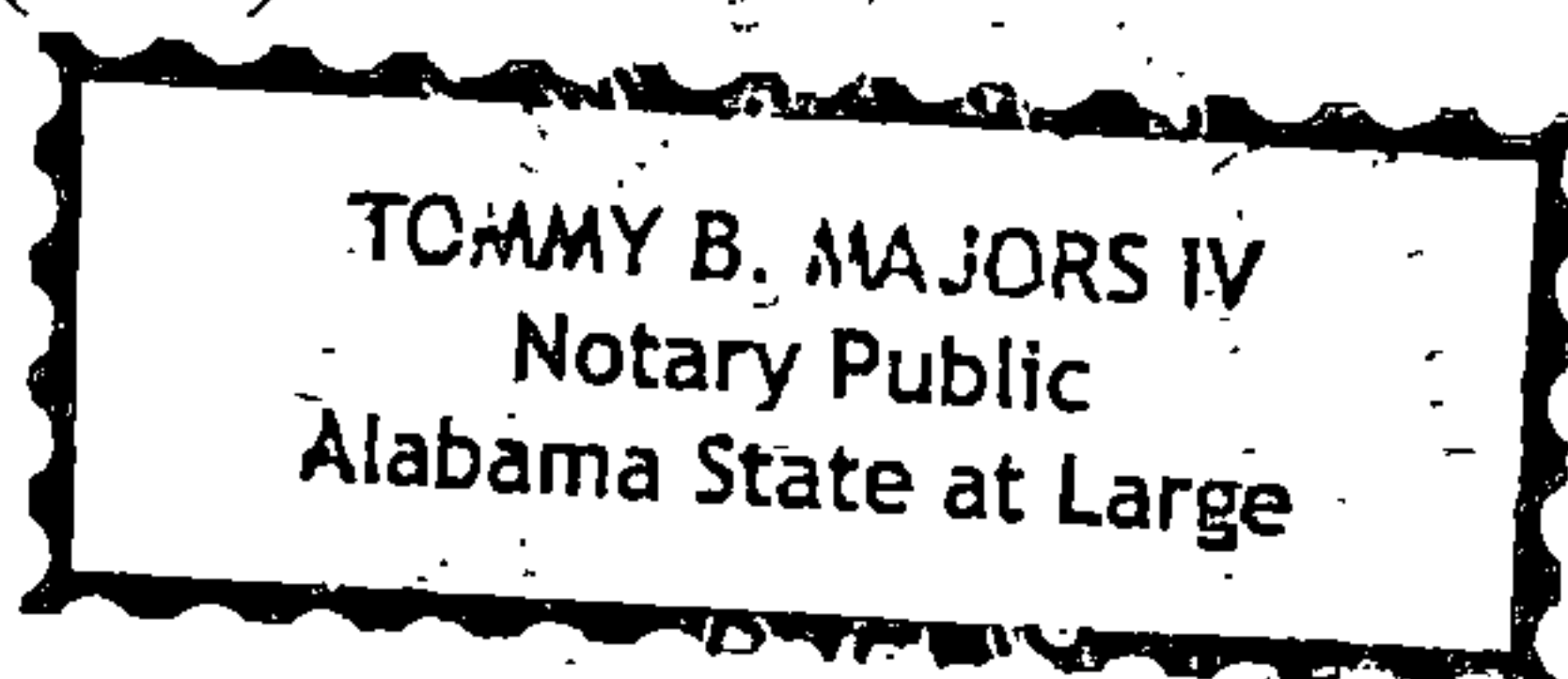
(Signature)

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doris S. C. Chow, 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 the instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 31, day of July 2025.

(Seal)



Tommy B. Majors IV
NOTARY PUBLIC
My commission expires: 08/12/2026