

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice **DEEDS 1/3**
Guyton Pace
2910 Chelsea Rd
Chelsea, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TEN THOUSAND and 00/100 Dollars (\$210,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Robert A. Odgers, a single individual, and Robert P. Odgers, a married man, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Guyton Pace, a single man, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$210,000 of the purchase price was paid with the proceeds of a purchase money mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of Robert P. Odgers nor that of his spouse.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 14th day of August, 2025.

Robert A. Odgers
Robert A. Odgers

Robert P. Odgers
Robert P. Odgers

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert A. Odgers and Robert P. Odgers, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of August, 2025.

Gregory D. Harrelson
NOTARY PUBLIC

My Commission Expires: 8/21/27

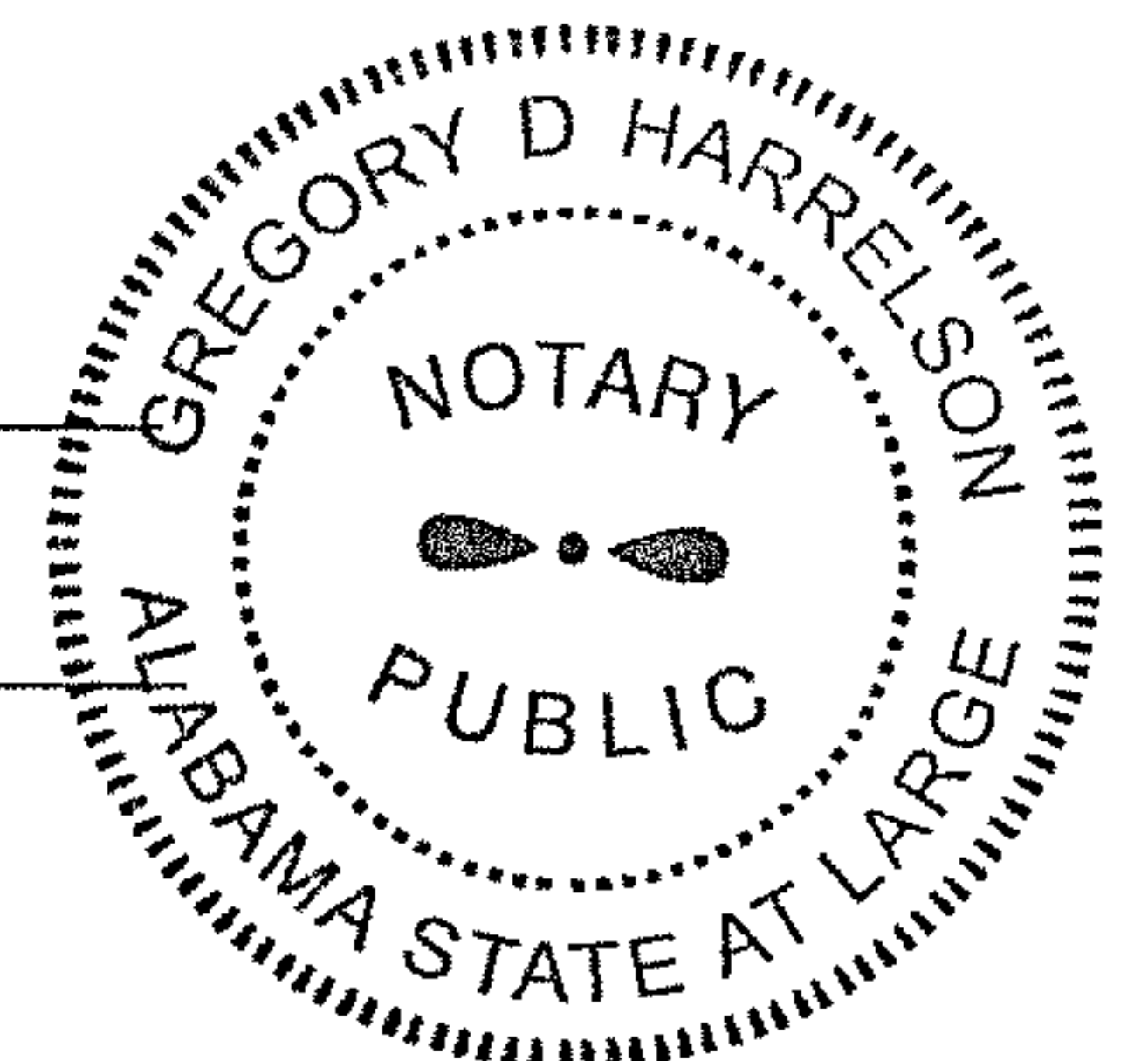


Exhibit "A"

Legal Description:

Tract 1:

Begin at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run westerly along the South line of said 1/4-1/4 a distance of 611.29 feet to a point; thence 83 deg. 42 min. right and run northwesterly 293.50 feet to a point; thence 96 deg. 10 min. right and run easterly 652.21 feet to a point on the East 1/4-1/4 line of the said SE 1/4 of the SW 1/4 of Section 2; thence 91 deg. 50 min. right and run southerly along the said 1/4-1/4 line 293.50 feet to the point of beginning.

Tract 2:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama; thence run northerly along the East line of said 1/4-1/4 a distance of 293.50 feet to the point of beginning of the property being described; thence continue along last described course 366.50 feet to a point; thence 91 deg. 42 min. left and run Westerly 1,016.01 feet to a point on the East right-of-way line of Shelby County Highway 47; thence 102 deg. 42 min. left and run southeasterly along the said right-of-way line 460.11 feet to a point; thence 95 deg. 08 min. left and run East-Northeasterly 264.50 feet to a point; thence 6 deg. 10 min. right and run Easterly 652.21 feet to the point of beginning.

LESS AND EXCEPT

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West; thence tan North along the East line of said 1/4-1/4 for 660.0 feet; thence 91 degrees 42 minutes left run 113.41 feet to the point of beginning; thence continue last described course for 898.86 feet to the Easterly right of way of Shelby County Hwy 47; thence 102 degrees 31 minutes left run Southeasterly along said right of way for 316.95 feet; thence 113 degrees 57 minutes 05 seconds left run 229.69 feet; thence 110 degrees 37 minutes 50 seconds right run 92.70 feet; thence 32 degrees 02 minutes left run 68.23 feet; thence 53 degrees 32 minutes 20 seconds left run 580.91 feet; thence 78 degrees 03 minutes 17 seconds left run Northerly for 192.91 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Thomas Simmons, RLS #12945, dated July 26, 1993.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert A. Odgers
Mailing Address Robert P. Odgers
2910 Chelsea Rd
Columbiana, AL 35051

Grantee's Name Guyton Pace
Mailing Address 796 County Road 207
Jemison, AL 35085

Property Address 2910 Chelsea Rd
Chelsea, AL 35051

Date of Sale 08/14/2025
Total Purchase Price \$ 210,000.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2025 10:15:18 AM
\$29.00 PAYGE
20250829000266740

or
Actual Value \$
or
Assessor's Market Value \$



Alvin S. Bevil

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)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 8/14/25

Print Robert P Odgers

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form