

This Instrument was Prepared by:

Send Tax Notice To: Michael Smith

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-25-30695

11636 Hwy 47  
Shelby, AL 35143

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Two Hundred Ninety Eight Thousand Dollars and No Cents (\$298,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **PAC Property Management**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Michael Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;




SEE EXHIBIT "A" ATTACHED HERETO

**\$283,100.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

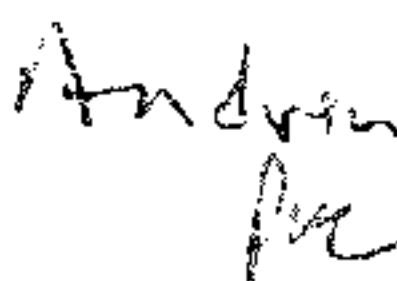
TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

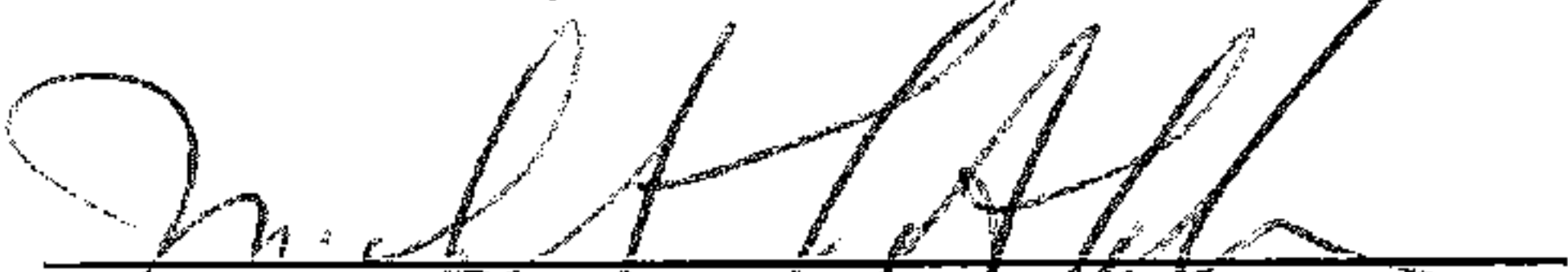
IN WITNESS WHEREOF, the said Grantor, by its Members who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of Aug, 2025.

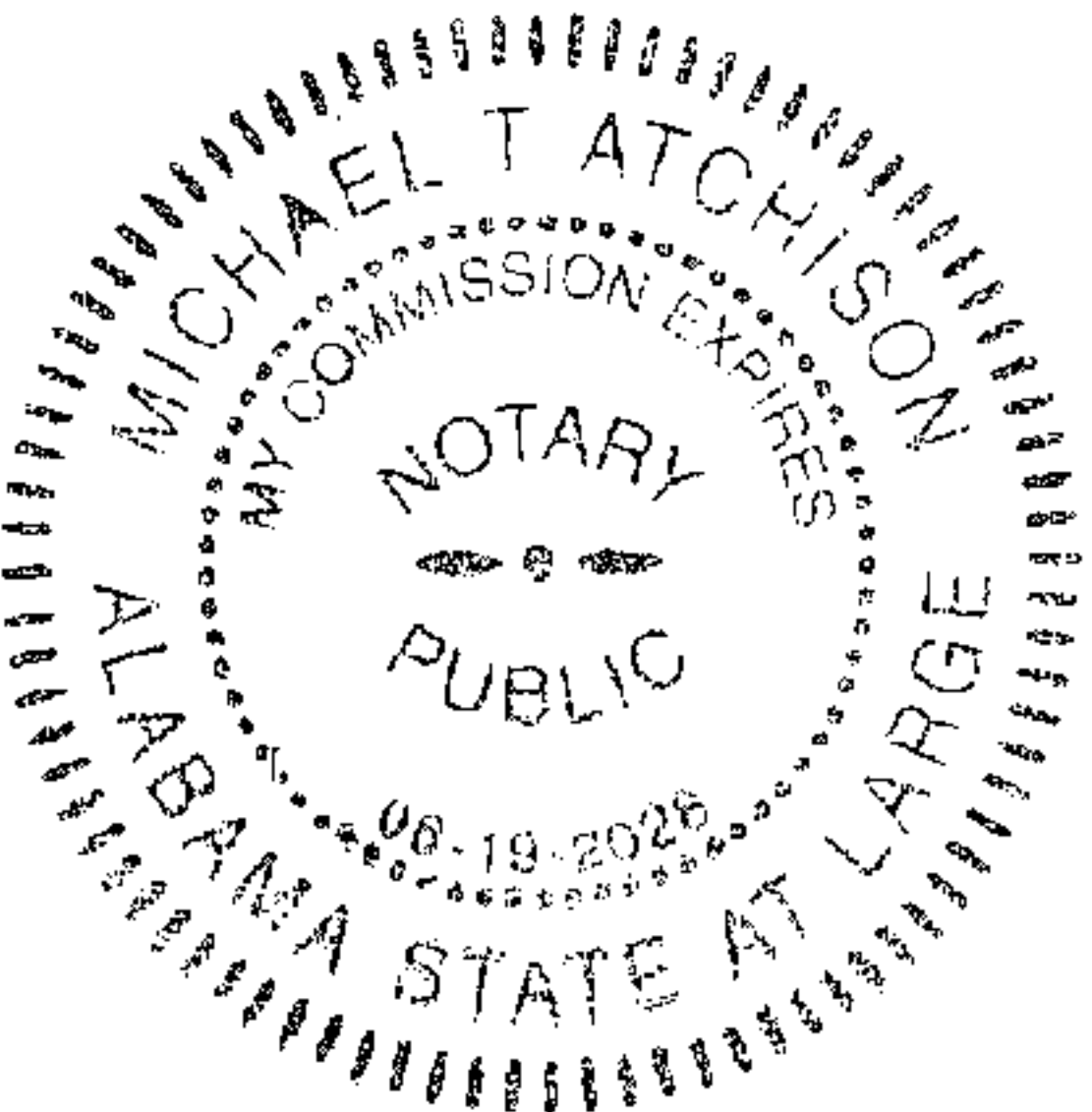
PAC PROPERTY MANAGEMENT  
  
Phillip ~~Atchison~~ Chase  
Member   
  
Joshua J. Pridgen  
Member

State of Alabama  
County of Shelby

 I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Phillip ~~Atchison~~ Chase and Joshua J. Pridgen as Members of PAC Property Management is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 29th day of Aug, 2025.

  
Notary Public, State of Alabama  
My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot No. 19 as per Map of Benson's Camp on Waxahatchie Creek which is recorded in Map Book 4, at Page 28 in the Office of the Judge of Probate, Shelby County, Alabama.

AND

Commence at the Southwest corner of Lot 19, of Benson's Camp, as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Alabama, thence westerly parallel with the North line of said Lot 19, 25.0 feet to the point of beginning of the property being described; thence continue along last described course 9.40 feet to the water line of Waxahatchee Creek Slough, thence northerly along the water line of said slough 50.42 feet to a point; thence easterly and parallel with the South line of said Lot 19, 12.0 feet to a point on the west right of way line of a dedicated street; thence 91 degrees 42 minutes right 50.0 feet to the point of beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/02/2025 02:19:13 PM  
 \$43.00 PAYGE  
 20250902000269090

*Allen S. Beyle*

### 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>PAC Property Management</u>                     | Grantee's Name          | <u>Michael Smith</u>   |
| Mailing Address  | <u>159 Crest Cir.</u><br><u>Chalco, AL</u>         | Mailing Address         | <u></u>                |
| Property Address | <u>11636 Highway 47</u><br><u>Shelby, AL 35143</u> | Date of Sale            | <u>August 29, 2025</u> |
|                  |  | Total Purchase Price    | <u>\$298,000.00</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)

|                          |                  |
|--------------------------|------------------|
| <u>Bill of Sale</u>      | <u>Appraisal</u> |
| <u>xx Sales Contract</u> | <u>Other</u>     |
| <u>Closing Statement</u> |                  |

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 of 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 August 21, 2025

Print PAC Property Management

Unattested

Sign *[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)