

Send tax notice to:

Jacob Astor, LLC

3504 Atwillher Dr  
HOOVER, AL 35224

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2025403

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Avadian Credit Union** whose mailing address is: 1 Riverchase PkwyS, Birmingham, AL (hereinafter referred to as "Grantor") by **Jacob Astor, LLC** whose property address is: **4865 Indian Valley Road, Birmingham, AL, 35244** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 11, Block 2, according to the Map and Survey of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not due and payable until October 1, 2026.
2. Such state of facts as set out on recorded plat of Indian Valley, 6<sup>th</sup> Sector, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right of Way to Alabama Power Company recorded in Vol. 107, Page 121; Vol. 161, Page 493; Vol. 102, Page 53 and Vol. 104, Page 213.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 9, Page 143, and any amendments thereto, in the Probate Office of Shelby County, Alabama.

**\$240,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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

IN WITNESS WHEREOF, the said Grantor, Avadian Credit Union, by Chris Campbell, its Vice President of Asset Recovery, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 18 day of December, 2025.

Avadian Credit Union

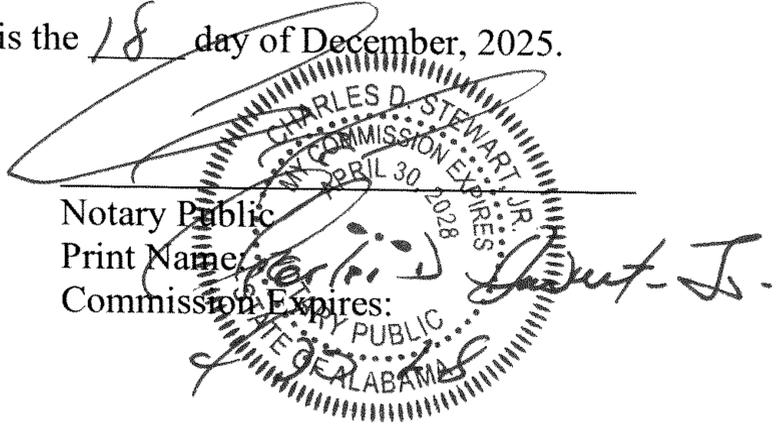


BY: Chris Campbell  
ITS: Vice President of Asset Recovery

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Campbell, whose name as Vice President of Asset Recovery of Avadian Credit Union, 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 said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 18 day of December, 2025.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: April 30, 2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/23/2025 09:25:18 AM  
\$26.00 JOANN  
20251223000392140

