

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
D & M Acker, LLC
1299 Legacy Drive
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars, (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Danny Acker and wife, Martha Acker** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **D & M LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), successors and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 6-77, according to the Survey of Chelsea Park, 6th Sector, as recorded in Map Book 37, Page 13 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate of Shelby County, Alabama and Amended and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No.20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2026 and all subsequent years thereafter.
- (2) Variable easement along South lot line, Building setback lines and rights of way as shown on recorded plat in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.
- (3) Public utility easements as shown by recorded plat.
- (4) Restrictions as noted on Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.
- (5) Articles of Incorporation of Chelsea Park Improvement District Two as recorded in Instrument No.20041223000699630 and Notice of Final Assessment District Two as recorded in Instrument No. 200502090000655430 in the said Probate Office.
- (6) Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20041014000566950; Instrument No. 20041014000566970; and Instrument No. 200410026000590790 and Amended in Instrument No. 20050209000065530, in said Probate Office.

- (7) Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670 in said Probate Office.
- (8) Conservation easement and Declaration of Restrictions and Covenants as recorded in Instrument No. 20041228000703990 in said Probate Office.
- (9) Conservation easement and restrictive covenants as recorded in Instrument No. 20031222000822880 and Instrument No. 20041228000703980 in said Probate Office.
- (10) Easement as recorded in Instrument No. 2004081000457750 in said Probate Office.
- (11) Easement as recorded in Instrument No.2004012000033550 in said Probate Office.
- (12) Easement as recorded in Deed Book 253, Page 324 in said Probate Office.
- (13) Right of way easement as recorded in Instrument No. 2000-4454 in said Probate Office.
- (14) Transmission line permit to Alabama Power Company recorded Alabama Power Company recorded in Deed Book 112, Page 111, in the Probate Office of Shelby County, Alabama.
- (15) Easement and right of way to Alabama Power Company as recorded in Instrument No. 20060828000422540 and Instrument No. 20070517000231130 in said Probate Office.
- (16) Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No.200503000056200 in the said Probate Office.
- (17) Distribution easement to Alabama Power Company as recorded in Instrument No. 200502030000562210 in said Probate Office.
- (18) Easement to Town of Chelsea recorded in Instrument No. 20040107000012460 in said Probate Office.
- (19) Easement Agreement by and between Chelsea Park, Inc. and Thornton New Homes Sales, Inc. as recorded in Instrument No. 20090429000156950 in said Probate Office.
- (19) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, Page 587; Instrument No. 1997-9552 and Instrument No. 2000-94450 and corrected in Instrument No. 2001-27341 in said Probate Office.
- (20) Release of damages as recorded in Instrument No. 20040922000521690 in said Probate Office.
- (21) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20040922000521690 in said Probate Office.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. No Title Search performed. No Title Search requested.

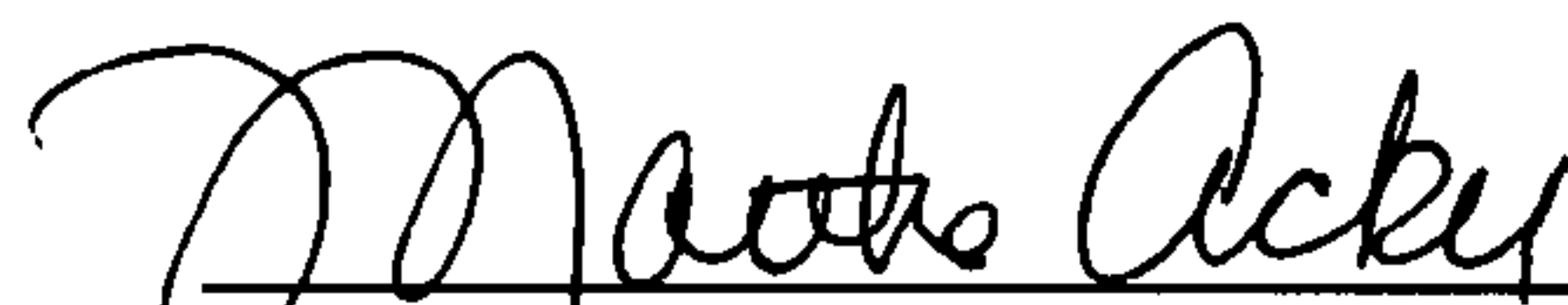
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 30th day of January, 2026.



Danny Acker

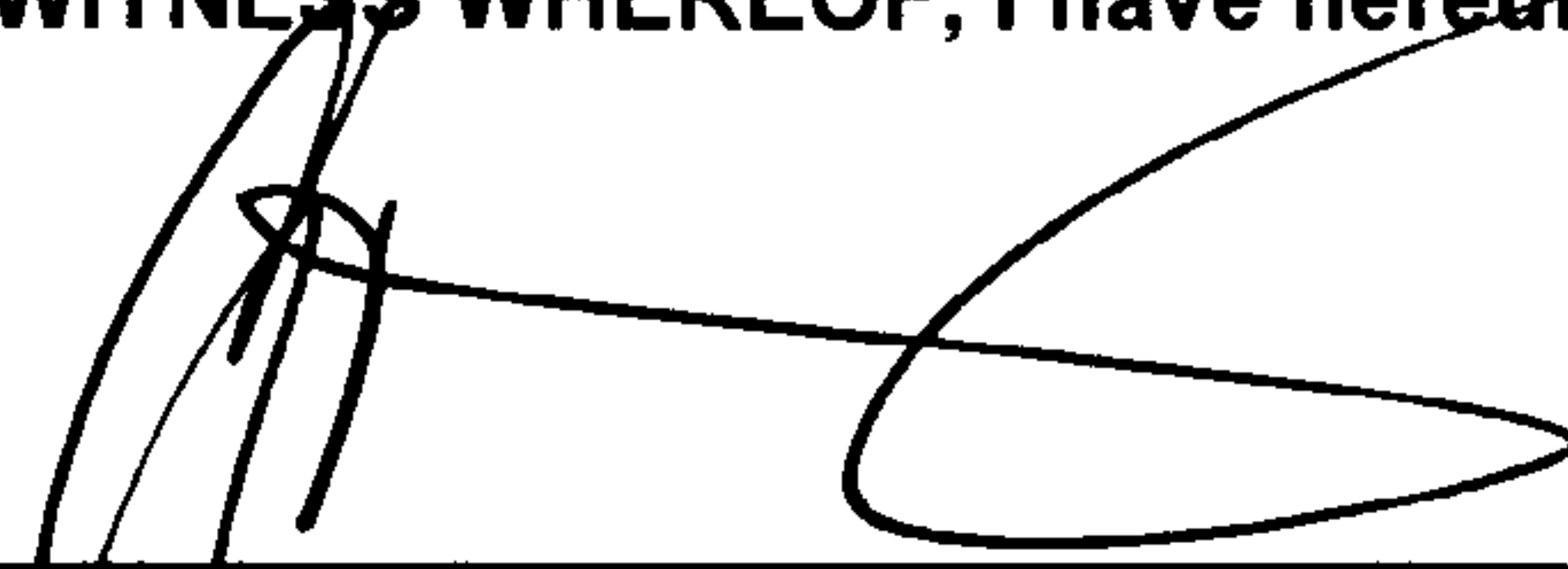


Martha Acker

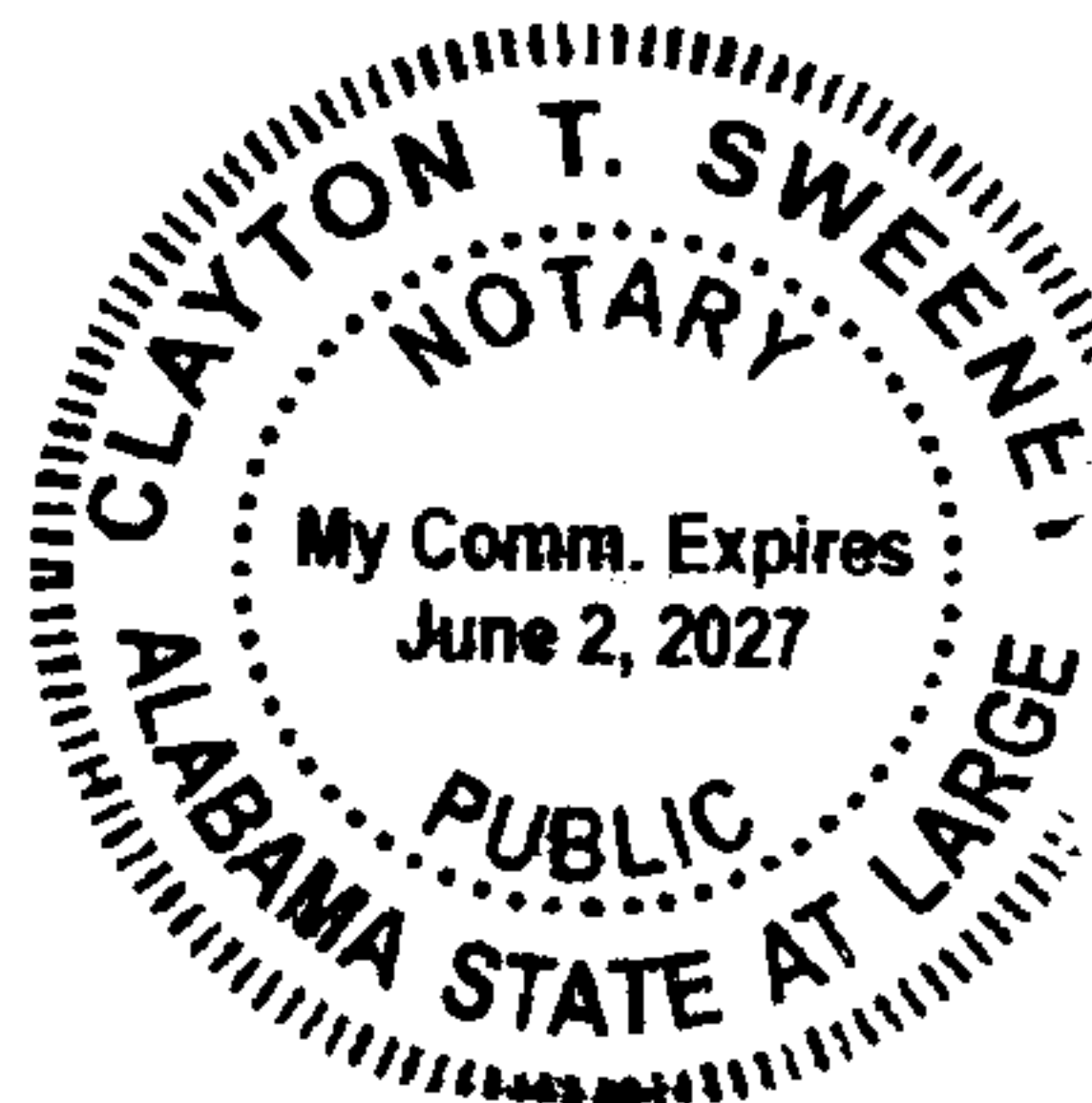
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Danny Acker and wife, Martha Acker, 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2026.



NOTARY PUBLIC
My Commission Expires: 06-02-2027



(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	Danny Acker Martha Acker	Grantee's Name	D & M Acker LLC
Mailing Address	1299 Legacy Drive Birmingham, AL 35242	Mailing Address	1299 Legacy Drive Birmingham, AL 35242
Property Address	1024 Crawford Ct Chelsea, AL 35043	Date of Sale	<u>January 30, 2026</u>
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ <u>242,100.00</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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal/ Assessor's Appraised Value
- Other - property tax redemption

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 _____

Print Danny Acker and Martha Acker

Unattested

Filed and Recorded

Sign Danny Acker Martha Acker

(verified by)
Official Public Records

(Grantor/Grantee/Owner/Agent) circle one

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL
02/02/2026 10:45:29 AM
\$273.50 JOANN
20260202000029780

Allen S. Boyd

