

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Drive
Suite 400
Hoover, AL 35244

Send Tax Notice To:
Tramaine Yarbrough
8 Ashford Circle
Hoover, AL 35244

File: **AL1-26-0656**

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Ninety Three Thousand Dollars And No/100ths (\$293,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **TH Sims Holdings, LLC, an Alabama Limited Liability Company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Tramaine Yarbrough** (herein referred to as GRANTEE), his heirs and assigns, the following described real estate, situated in the County of **Shelby**, and State of Alabama, to wit:

Lot 8, according to the Amended Map of Chase Plantation, as recorded in Map Book 8, Page 79 A&B, in the Probate Office of Shelby County, Alabama.

Subject to Protective Covenants for Chase Plantation recorded in Book 46 Page 389 in the Shelby County Judge of Probate records.

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

Together with a Purchase Money mortgage in the amount of \$275,420.00 recorded simultaneously herewith.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, his heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this the 26th day of February, 2026.

TH Sims Holdings, LLC

BY: [Signature]
Thomas Hardie Sims, Sole Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Hardie Sims, whose name as Sole Member of TH Sims Holdings LLC, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of TH Sims Holdings LLC, on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2026.

[Signature]
Notary public, State of Alabama
My Commission expires 3-15-29



Grantor's Address: 2173 Highland Ave S, Apt #H1207, Birmingham AL 35205
Grantee's Address: 8 Ashford Circle, Hoover, AL 35244
Property Address: 8 Ashford Circle, Hoover, AL 35244

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: TH Sims Holdings, LLC
Mailing Address: 2173 Highland Ave S
Apt # H1207
Birmingham AL 35205

Grantee's Name: Tramaine Yarbrough
Mailing Address: 8 Ashford Circle
Hoover AL 35244

Property Address: 8 Ashford Circle
Hoover, AL 35244

Date of Sale: February 26, 2026
Total Purchase Price: \$293,000.00

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: 2/27/2026

Print: Jeff Underwood

Unattested _____

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

(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2026 09:38:02 AM
\$321.00 BRITTANI
20260227000055940



Allen S. Bayl