

**CASH SALE
STATE OF LOUISIANA**

On May 21, 2024, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

SHAW INVESTMENTS, LLC, a Louisiana limited liability company appearing herein through its duly authorized Members, Jaired J. Shaw and Traci M. Shaw, by virtue of that authority an original of which is recorded at CIN: 1161796 of the official records of St. Tammany Parish, Louisiana and whose present mailing address is: P. O. Box 822, Madisonville, Louisiana 70447;

herein called **SELLER**, who declared that for the price and sum of **TWENTY FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS** cash, receipt of which is acknowledged, **SELLER** hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty **SELLER** may have, unto:

KEEGAN SHAW KIMBLE, a person of the full age of majority and resident of the Parish of St. Tammany, State of Louisiana, who declared unto me Notary, that she has been married but once and then to Tyler Ray Kimble with whom she is presently living and residing and that she is purchasing the herein described property as her separate and paraphernal property with her separate and paraphernal funds to be her separate estate and whose present mailing address is: 18070 Cusachs Drive, Covington, Louisiana 70433;

herein called **BUYER**, resident(s) of and domiciled in State of Louisiana, here present and accepting, purchasing for themselves, their heirs and assigns, the following described property, the possession and delivery of which **BUYER** acknowledges:

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the TOWN OF FOREST GLEN, Parish of St. Tammany, Louisiana, according to a survey of FOREST GLEN ADDIDON, made by Preston Herndon, Civil Engineer, dated September 29, 1912, which survey is recorded in the Clerk of Courts office for the Parish of St. Tammany, FOREST GLEN ADDIDON being a resubdivision or portions of sections 40 and 48, Township 8 South, Range 12 East, Greensburg District, and more specifically described as follows, to-wit:

LOTS 3A AND 5A, BLOCK (or FARM) 78, FOREST GLEN ADDITION. All in accordance with Map File No. 6201B of the official records of the Clerk of Court for St. Tammany Parish, Louisiana.

Taxes were prorated to the date of the Act of Sale based on the only information available at the time of closing. Buyer is responsible for obtaining and paying tax bill for current year. Any further prorations are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve AC Land Title Services LLC and/or Notary Public from any and all liability in connection therewith.

In accordance with Louisiana Law, tax bill for current year will be the responsibility of **KEEGAN SHAW KIMBLE**, 18070 Cusachs Drive, Covington, Louisiana 70433.



Certified True and
Correct Copy
eCertID: 000011684

Jessica Jenkins Brewster
St. Tammany Parish
Clerk of Court

St. Tammany Parish 2450
Instrument #: 2410692
Registry #: 2942624 LFP
5/22/2024 1:08:00 PM
MB CLY MI UCC
Generated Date:
9/27/2024 11:07 AM

NOTE: SALE "AS IS" WITHOUT WARRANTIES: SELLER and BUYER hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER does hereby waive, relieve and release SELLER from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER and BUYER acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve AC Land Title Services LLC and/or Notary Public from any and all liability in connection therewith.

Buyer Initial: Seller Initial:

THIS SALE IS SUBJECT TO THE FOLLOWING:

Map File Number: 6201B

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non production of same.

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

DONE AND PASSED by the parties at my office in Mandeville, Louisiana on the hereinabove stated date and in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary.

WITNESSES:

Candice L. Davis
Print Name: Candice L. Davis

SELLER(S):

Shaw Investments, LLC
BY:
Jaired J. Shaw, Member

BY: Traci M. Shaw
Traci M. Shaw, Member

BRANDI MAILLHO
Print Name: BRANDI MAILLHO

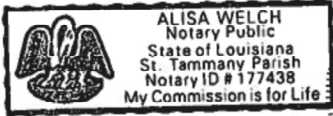
PURCHASER(S):

Keegan Shaw Kimble
Keegan Shaw Kimble

Tyler Ray Kimble
Tyler Ray Kimble, Intervenor

NOTARY PUBLIC

AC Land Title Services LLC
111 N. Causeway Blvd., Suite 101
Mandeville, LA 70448
(985)256-8911/OUR FILE NO.: 24-0566
Title Ins. Underwriter: Fidelity National Title Insurance Company
Agent No.: 966177
Title Opinion by: Whitney Weber Flint/Bar Roll No.: 30789

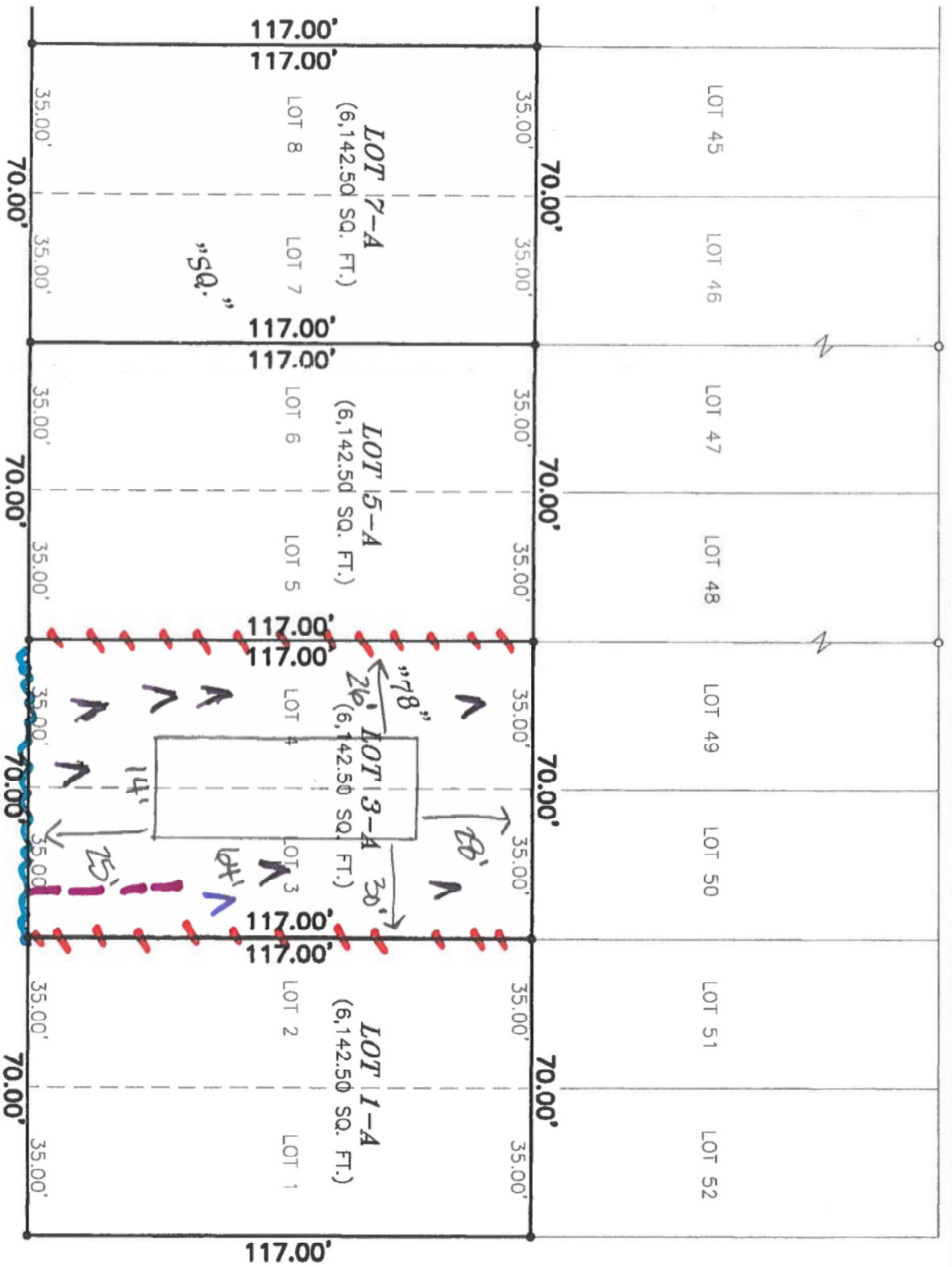


Certified True and
Correct Copy
eCertID: 000011684

Jessica Jenkins Brewster
St. Tammany Parish
Clerk of Court

Generated Date:
9/27/2024 11:07 AM

25185 W. Chestnut St.



PONTCHARTRAIN DRIVE
(STREET SIGN - N. PONTCHARTRAIN DRIVE)

W. CHESTNUT STREET

REFERENCE SURVEY:

Recorded Subdivision Map

NOTE: ALL INTERIOR

BASIS FOR BEARINGS/ANGLES:

The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal

Insurance Administration Flood Hazard Boundary Maps and found the

property described is located in Flood Zone(s) "C" with a