

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Million Three Hundred Thousand Dollars (\$1,300,000.00) and other good and valuable consideration, to the undersigned Grantors, **Five Starving Docs, LLC**, in hand paid by the GRANTEES, **Laxmi Jaya, LLC**, the receipt whereof is hereby acknowledged, the said Grantors, **Five Starving Docs, LLC**, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said **2975Laxmi Jaya, LLC**, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A" Attached hereto and made a part hereof

This conveyance is made subject to any and all restrictions, reservations and easements or record affecting said property.

And we do covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises.

For ad valorem tax appraisal purposes only, the mailing address of the above described real estate is 2975 Pelham Parkway, Pelham, AL 35124.

TO HAVE AND TO HOLD to the said GRANTEE, **Laxmi Jaya, LLC**, their heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of March, 2022.

Five Starving Docs, LLC


Rochelle Lindsey, Member

STATE OF Florida)
COUNTY OF Broward)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Rochelle Lindsey, Member of Five Starving Docs, LLC**, whose name 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 she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of March, 2022.


NOTARY PUBLIC
My Commission Expires: 10/26/25

This Instrument Prepared by:
David C. Jamieson, Attorney at Law
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, AL 35244

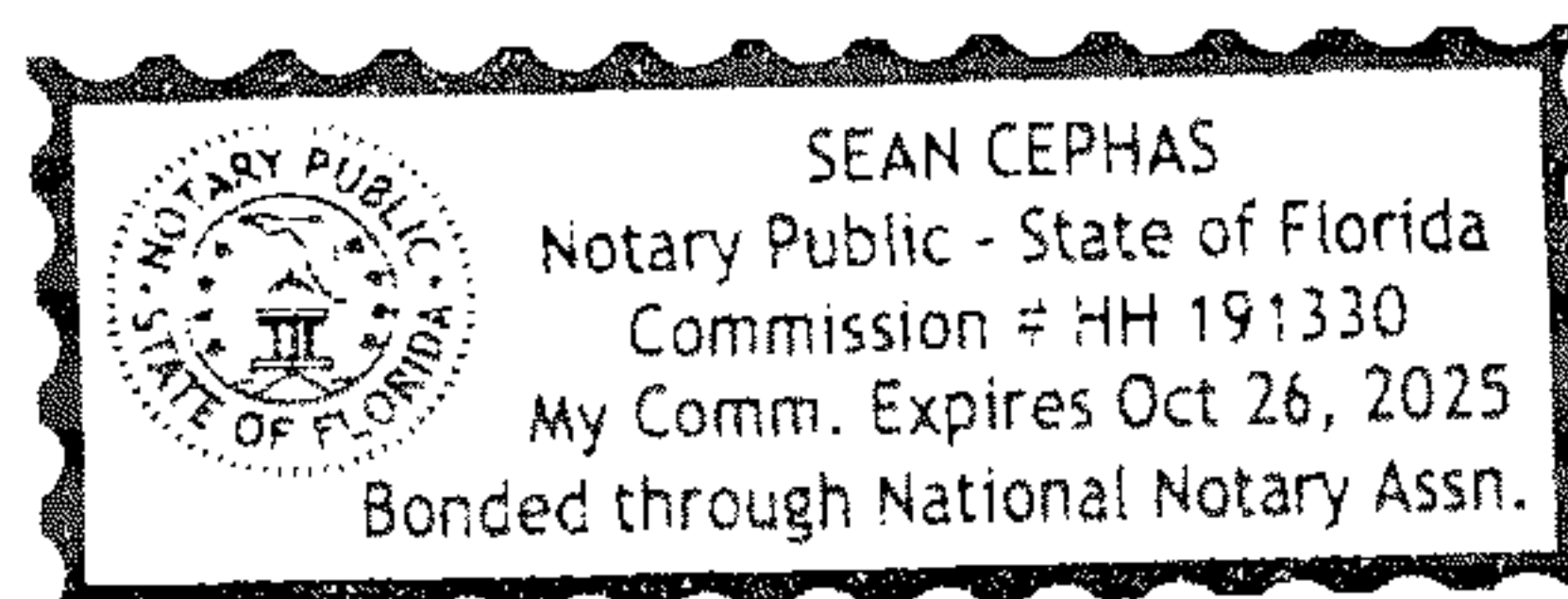


EXHIBIT A

Legal Description: A parcel of land in the SW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said 1/4 – 1/4 section; thence run West along the North line of said 1/4 – 1/4 section for a distance of 268.65 feet to a point on the Southeasterly right of way of U.S. Highway No. 31; thence turn left 63 degrees 21 minutes 26 seconds and run Southwesterly along said right of way for a distance of 335.49 feet to the Point of Beginning; thence continue last described course for a distance of 145.51 feet to the intersection of the Northerly right of way of Court Place and the Southeasterly right of way of said U.S. Highway No. 31; thence turn left 116 degrees 34 minutes 00 seconds and run East along said right of way of Court Place for a distance of 367.24 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North for a distance of 130.15 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West for a distance of 302.16 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Commonly known as: 2975 Pelham Parkway, Pelham, AL 35124

Parcel ID: 13-6-13-2-001-007.000

Real Estate Sales Validation Form

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

Grantor's Name Five Starving Dogs, LLC
Mailing Address 2201 NE 16th Court
Fort Lauderdale, FL 33305

Grantee's Name Laxmi Jaya, LLC
Mailing Address 5030 Champion Blvd #G11-425
Boa Raton, FL 33496

Property Address 2975 Pelham Parkway
Pelham, AL 35124
Filed and Recorded Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/21/2022 03:14:30 PM
\$428.00 JOANN
20220321000115760

Date of Sale 03/21/2022
Total Purchase Price \$ 1,300,000.00
or
Actual Value \$
or
Assessor's Market Value \$



Alvin S. Boyd

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 (checked)
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
Unattested
Print Leanne G Ward
Sign (circled) (Grantor/Grantee/Owner/Agent) circle one