

20221129000435480
11/29/2022 11:22:25 AM
DEEDS 1/5

After recording return to:
Title One Agency, Inc.
4618 Dressler Rd NW
Canton, OH 44718
File No. GF-2022-6020SHELBY

Send Tax Notice to:
Lyn Erickson McPhail and Jon R. McPhail, Jr.
5440 Louie Lane, Suite 106
Reno, NV 89511

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 11 7 36 3 000 013.000

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

THIS DEED made and entered into on this 16th day of November, 2022, by and between **Guardian Fund, LLC, a Nevada Limited Liability Company**, a mailing address of 5440 Louie Lane, Suite 106, Reno, NV 89511 hereinafter referred to as Grantor(s) and **Lyn Erickson McPhail and Jon R. McPhail, Jr., wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, a mailing address of 5440 Louie Lane, Suite 106, Reno, NV 89511, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Thirteen Thousand Eight Hundred Five and 00/100 (\$313,805.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
SEE ATTACHED EXHIBIT "B" FOR RIGHT OF FIRST REFUSAL.

Property commonly known as: 4671 Wooddale Lane, Pelham, AL 35124

Prior instrument reference: Instrument Number: 20221129000435240, Recorded: 11/29/2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 16th day of November, 2022.

Guardian Fund, LLC, a Nevada Limited Liability Company

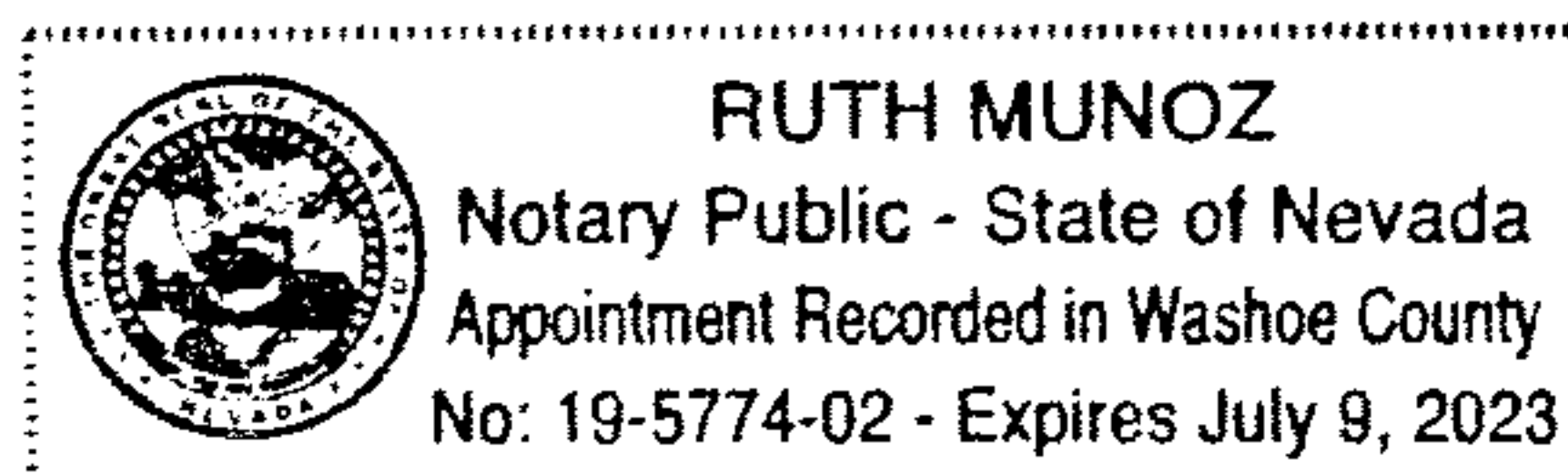
By: [Signature]
Name: Allyson Evans
Title: Authorized Signer

STATE OF Nevada
COUNTY OF Washoe

I, Ruth Munoz, a Notary Public, in and for said County in said State, hereby certify that Allyson Evans, whose name as Authorized Signer of Guardian Fund, LLC, a Nevada Limited Liability Company, 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 instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Guardian Fund, LLC, a Nevada Limited Liability Company.

Given under my hand and seal this the 16th day of November, 2022.

[Signature]
Notary Public
Print Name: Ruth Munoz
My commission expires: 7/9/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in Shelby County and State of Alabama, to-wit:

Lot Twenty-four (24), in Block 6, according to the Survey of Wooddale, Fourth Sector, as recorded in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 11 7 36 3 000 013.000

Property Commonly Known As: 4671 Wooddale Lane, Pelham, AL 35124

THE ABOVE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR GRANTEE.

EXHIBIT B

RIGHT OF FIRST REFUSAL

Notice Requirements – Before the Owner of Record may sell the Premises to a third party, Owner of Record shall first offer the Premises to Hughes Private Capital following the procedures set forth in this section. Hughes Private Capital shall have twenty (20) days following written receipt of such offer to respond to Owner of Record with a written offer to purchase. Both notices may be delivered via electronic mail (email) if the parties agree and reply to the notice confirming receipt.

Negotiations – If Owner of Record does not receive a written offer to purchase within said 20-day period, or if Owner of record and Hughes Private Capital do not enter into a legally binding, written agreement for the purchase and sale of the Premises within 30 days, Owner of record shall be free to enter into an agreement with a third party at terms no more favorable to the third party than Hughes Private Capital offered to Owner of Record.

Expiration – If Owner of Record does not complete the sale of the Premises with a third party within 90 days from the date Owner of record first offered the Premises to Hughes Private Capital, Owner of record's right to sell the Premises to a third party shall expire and the procedure described shall be applicable again. Upon each repetition of this procedure, notice shall once again be due. Deed restriction expires and will be released after the next successful deed transfer to new ownership.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Guardian Fund, LLC, a Nevada Limited Liability Company
 Mailing Address 5440 Louie Lane, Suite 106
Reno, NV 89511

Grantee's Name Lyn Erickson McPhail and Jon R. McPhail, Jr.
 Mailing Address 5440 Louie Lane, Suite 106
Reno, NV 89511

Property Address 4671 Wooddale Lane
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ 313,805.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/29/2022 11:22:25 AM
 \$348.00 BRITTANI
 20221129000435480



or
 Actual Value \$

or
 Assessor's Market Value \$

Alvin S. Byrd

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 11/16/2022

Print J. The One Agency Inc By: Belinda Bridges

☐ Unattested

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

(verified by)