This Instrument Prepared By: Garry S. McAnnally, Esq. Garry S. McAnnally, LLC Attorneys at Law 50 Wisteria Place Millbrook, AL 36054 File No. 93552

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Fifteen Thousand and no/100 dollars (\$515,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, I or we, James M. Ruggerio and Ann Marie Ruggerio, Husband and Wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto Q Offers - A LLC, a Delaware limited liability company (herein referred to as GRANTEE), its successors and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, 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.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that they have a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

[SIGNATURE(S) TO FOLLOW ON NEXT PAGE.]

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IN WITNESS WHEREOF, Grantor(s) have hereunto set their hand(s) and seal(s) this 1st day of December in the year of our Lord, 2023.

GRANTOR(S):

James M/Ruggerio

Ann Marie Ruggerio

STATE OF ALABAMA
COUNTY OF ELMORE

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **James M. Ruggerio and Ann Marie Ruggerio**, whose name(s) 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December in the year of our Lord, 2023.

[SEAL]

GARRY S. MCANNALLY
My Commission Expires
April 17, 2024

Notary Public

My Commission Expires:

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EXHIBIT 'A' Legal Description

Lot 26, according to the survey of Heatherwood 3rd Sector, as recorded in Map Book 8, Page 29, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

- · · ·	- -		. I i.i	Q Offers - A LLC, a Delaware
Grantor's Name		James M. Ruggerio	Grantee's Name	limited liability company
	6 g	Ann Marie Ruggerio		
Mailing A	ddress	409 Saint Anne's Drive	Mailing Address	1209 Orange Street
<u> </u>	<u> </u>	Birmingham, AL 35244		Wilmington, Delaware 19801
Property	Address	449 Saint Annes Drive	Date of Sale	12/01/23
		Birmingham, AL 35244	Total Purchase Price	\$515,000.00
10	Filed and Reco	Records	Or Actual Maluca	
	Clerk	ate, Shelby County Alabama, County	Actual Value	
	Shelby County 12/05/2023 03	:44:49 PM	or Assessor's Market Value	
LABAM	\$546.00 MOL 202312050003			<u> </u>
one) (Re Bill Sale Closing	of Sale Contract Statement	documentary evidence is not X cument presented for recordat	required) Appraisal Other	ed information referenced above, the filing
			Instructions	
	name and inailing addre	•	name of the person or person	ns conveying interest to property and their
Grantee's	•	mailing address - provide the i	name of the person or perso	ns to whom interest to property is being
Property	address - th	e physical address of the prop	erty being conveyed, if avail	able.
Date of S	Sale - the da	te on which interest to the prop	perty was conveyed.	
7	•	- the total amount paid for the difference of th	purchase of the property, bo	th real and personal, being conveyed by
the instru	•	d for record. This may be evid	• • •	th real and personal, being conveyed by ucted by a licensed appraiser of the
valuation	, of the prop	erty as determined by the loca	al official charged with the res	of fair market value, excluding current use sponsibility of valuing property for property of Alabama 1975 § 40-22-1 (h).
further ur	nderstand th			this document is true and accurate. I the imposition of the penalty indicated in
Date	12/01/23		Print	Garry S. McAnnally, LLC
-	Unattested		Sign	A STATE OF THE PROPERTY OF THE
		(verifi	ed by)	(Grantor/Grantee/Owner/Agent) eircle one