This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to: Luxe Estates LLC 2324 Blackridge Drive Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of THREE HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED THIRTY FIVE AND 00/100 DOLLARS (\$327,835.00) to the undersigned grantor, Windsor Court, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Luxe Estates LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Windsor Court Phase 1, as recorded in Map Book 58, Page 31, in the Probate Office of Shelby County, Alabama.

\$204,626.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Chief Financial Officer, who is authorized to execute this conveyance, hereto set its signature and seal, this the <u>6th</u> of <u>March</u> , <u>2024</u>
WINDSOR COURT, LLC By: Its: Chief Financial Officer
STATE OF ALABAMA)
COUNTY OF JEFFERSON)
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACOB HALL, whose name as Chief Financial Officer of SB Holding Corp., an Alabama Corporation, Managing Member of WINDSOR COURT, LLC, an Alabama Limited Liability Company, 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 executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.
Given under my hand and official seal this <u>6th</u> of <u>March</u> , <u>2024</u> .
Notary Public My Commission Expires: 03/23/27 Stranger 10.70
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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Windsor Court, LLC 3545 Market Street Hoover, AL 35226	_	Grantee's Name Mailing Address	Luxe Estates LLC 2324 Blackridge Drive Hoover, AL 35244	
Property Address	1020 Windsor Drive Hoover, AL 35242		Date of Sale Total Purchase Price Or	March 6, 2024 \$327,835.00	
		A	Actual Value Or	<u>\$</u>	
		A	ssessor's Market Valu	ie <u>\$</u>	
* *	rice or actual value clair ecordation of documenta			following documentary evidence:	
Bill of Sale Appraisal					
Sales Co	ontract	Other:			
Closing S	Statement	·			
•	s form is not required.	for recordation contain	ns all of the requi	ired information referenced above,	
	··· · · · · · · · · · · · · · · · · ·	Instruction	18		
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 being conveyed		rovide the name of the	e person or perso	ons to whom interest to property is	
- •	ss - the physical address to the property was conv		conveyed, if ava	ilable. Date of Sale - the date on	
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.					
current use valu	uation, of the property as ty for property tax purpo	s determined by the lo	cal official charg	of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>	
accurate. I furtl	ý Ç	false statements claime		in this document is true and nay result in the imposition of the	
Date: March 6	, 2024	A	Andrew Bryant		
Unattest	· · · ·		Sign		
	(verified by)	Filed and Recorded		tee/ Owner/Agent) orcle one	
		Official Public Record Judge of Probate, She Clerk		ama, County Form RT-1	

Shelby County, AL

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