

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Holden Energy LLC
4200 Highway 93
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$335,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **IS OHM, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Holden Energy LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of Lot 22, Block 17, according to the original map or plat of the Town of Montevallo, Alabama, more particularly described as follows:

Begin at the intersection of the northeasterly right of way line of Middle Street and the Southeasterly right of way line of Valley Street and run Southeasterly along the Northerly line of said Middle Street for 148.35 feet; thence left 90 degrees 00 minutes and run Northeasterly for 75.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 148.35 feet to a point on the Southeasterly line of said Valley Street; thence left 90 degrees 00 minutes and run Southwesterly along the Southeasterly line of said Valley Street for 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

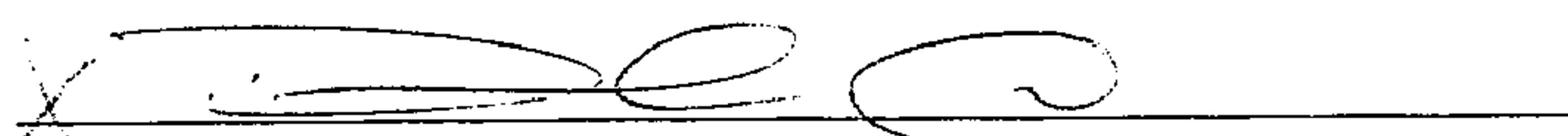
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens

and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 31st day of March, 2022.



IS OHM, LLC

By: Dharmesh Patel

Its: Managing Member

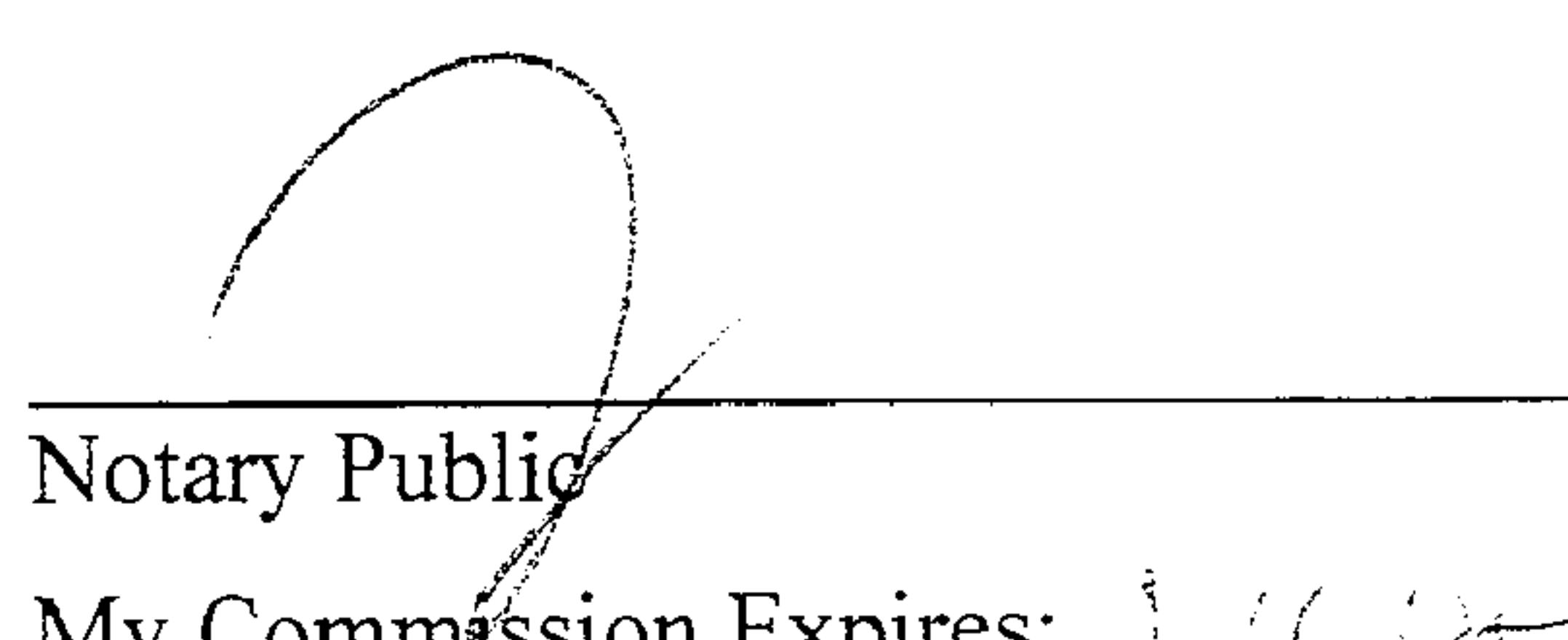
STATE OF ALABAMA
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dharmesh Patel whose name as Managing Member of **IS OHM, LLC**, a(n) Alabama 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/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of March, 2022.



Notary Public

My Commission Expires: 1/16/25

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

Grantor's Name IS OHM, LLC
 Mailing Address 740 Middle Street
Montevallo, AL 35115

Property Address 740 Middle Street
Montevallo, AL 35115

 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/01/2022 08:43:38 AM
 \$75.50 CHERRY
 20220401000132650

Grantee's Name Holden Energy LLC
 Mailing Address 4200 Highway 93
Helena, AL 35080

Date of Sale March 31, 2022
 Total Purchase Price \$335,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

Allen S. Bayl
 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 Appraisal
 Sales Contract Other:
 Closing Statement

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 March 31, 2022

Print: Justin Smitherman

Unattested (verified by)

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one