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05/17/2022 12:00:59 PM
DEEDS 1/3

Grantor: Redwood Development Company, Inc., an Alabama corporation 2817 Overton Road Birmingham, AL 35223	Property Address: 601 Skyview Circle Montevallo, AL 35115
Grantee: 601 Skyview, LLC 1678 Montgomery Highway, Ste 104 #328 Hoover, AL 35216	Date of Sale: May 12, 2022 Total Purchase Price: \$6,100,000.00 Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Ste 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
601 Skyview LLC
1678 Montgomery Highway
Ste 104 #328
Hoover, AL 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIX MILLION ONE HUNDRED THOUSAND DOLLARS (\$6,100,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, Redwood Development Company, Inc., an Alabama corporation (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto 601 Skyview LLC (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Subject to the taxes for the year 2022 and subsequent years, not yet due and payable.
2. All easements, restrictions, right of ways and covenants of record and not of record.

\$4,681,500.00 of the purchase price/consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD, unto the said GRANTEE and their assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set signatures and seals, this the 12 day of May, 2022.

Redwood Development Company, Inc.



By: Hiliary Henderson
Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Hiliary Henderson, whose names as President of Redwood Development Company, Inc. 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 said document, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 12 day of May, 2022.



Notary Public

My Commission Expires: 5-23-24

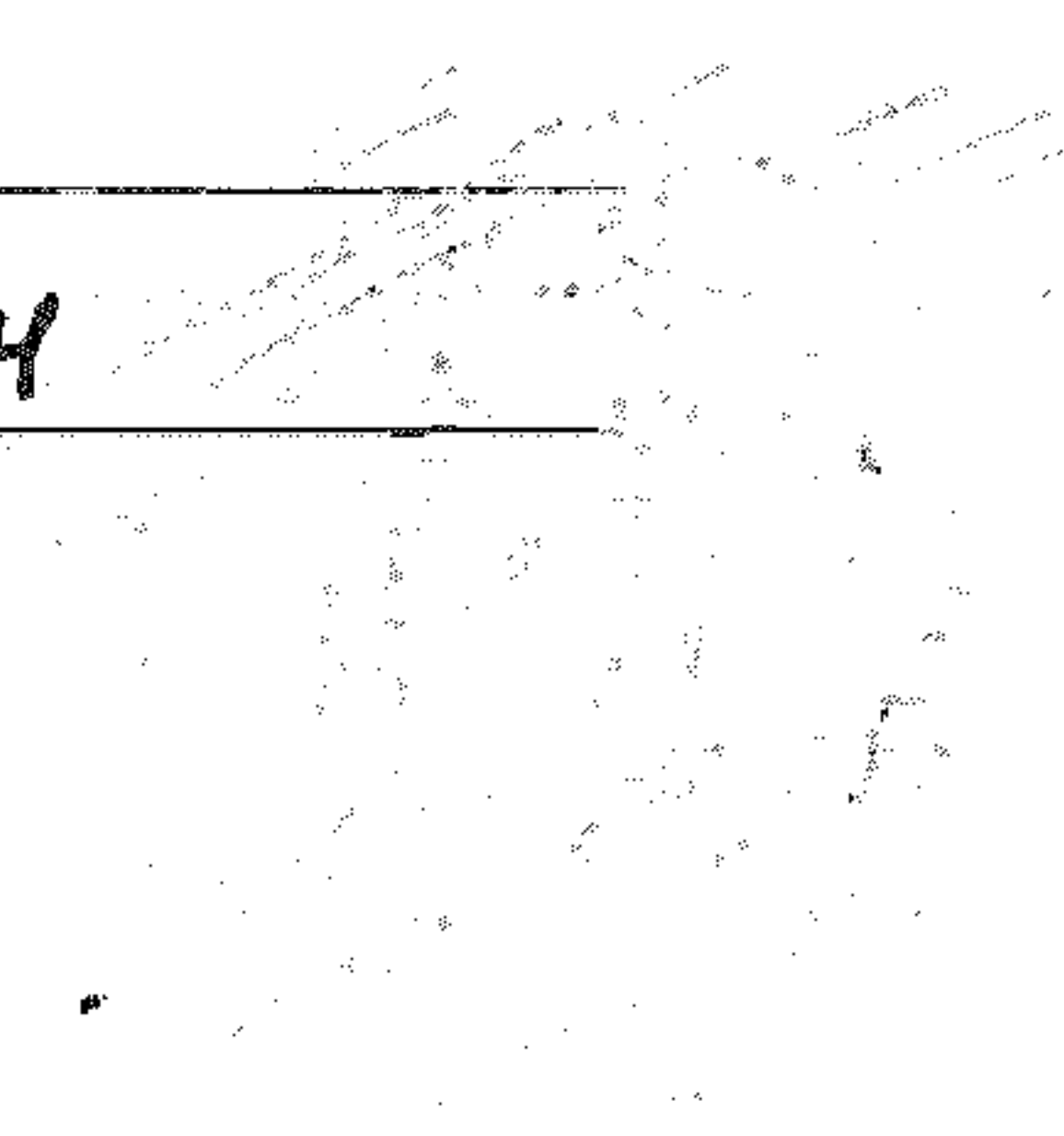


EXHIBIT "A"

Lot 1, according to the Survey of Montevallo Park, as recorded in Map Book 56, page 11, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 12:00:59 PM
\$1446.50 JOANN
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Allie S. Bayl