

This instrument prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406 (405) 801-1111

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DEEDS 1/5

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

This indenture is made and entered into on this 9th day of September, 2022, by and between KJM Rentals, an Alabama general partnership (hereinafter "Grantor") and Alabama Postal Holdings, LLC, a Delaware limited liability company (hereinafter "Grantee").

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee that certain real property located in Shelby County, Alabama being more particularly described in Exhibit A attached hereto. This conveyance is hereby made subject to the permitted exceptions set forth in Exhibit B attached hereto.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, all the singular, the above-mentioned and described premises, together with the appurtenances, unto said Grantee.

Grantor does for itself and its successors and assigns, hereby covenant with Grantee, its successors and assigns, that Grantor has caused no lien, encumbrance or adverse claim against the Property since the date Grantor acquired the Property, except as may be stated in Exhibit B containing the permitted exceptions. Grantor makes no further warranty of title.

IN WITNESS WHEREOF, the undersigned Grantor, acting through its duly authorized general partners, has executed this instrument to be effective on the date set forth above.

KJM Rentals,
an Alabama limited partnership

By: 
Howell Keith Henderson, general partner

By: 
Judy H. Hardwick, general partner

STATE OF Alabama
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Howell Keith Henderson, whose name as general partner of KJM Rentals, an Alabama general partnership, 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, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

GIVEN under my hand and official seal this 9th day of September, 2022.

My commission expires:
8-19-2023

Pennie McKee
Notary Public in and for the
State of Alabama at Large

STATE OF Alabama
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Judy H. Hardwick, whose name as general partner of KJM Rentals, an Alabama general partnership, 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, she, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

GIVEN under my hand and official seal this 9th day of September, 2022.

My commission expires:
8-19-2023

Pennie McKee
Notary Public in and for the
State of Alabama at Large

[Faint circular notary seal stamp, partially legible]

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lots No. 16, 17, and 18, Block 28, according to the map of Vincent, Alabama, certified to by John A. Edwards, Civil Engineer, and adopted by J. R. Beavers, with general acknowledgement of the said J. R. Beavers on the 5th day of August, 1894, before Gordon DuBose, a Notary Public in Shelby County, Alabama, which map is on file in Plat Book 3, Page 51, in the Probate Office of Shelby County, Alabama, and said lots are situated in Vincent, Shelby County, Alabama.

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**EXHIBIT B
PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the property and not shown by the public records.
3. Any claim of others to ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the property conveyed herein, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto.
4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the plat recorded in Plat Book 3, at Page 51 in the Probate Office of Shelby County, Alabama.
5. Terms and conditions of that unrecorded lease between KJM Rentals and the United States Postal Services dated January 15, 2020 and effective May 1, 2021.

Real Estate Sales Validation Form

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

Grantor's Name KJM Nunkle
 Mailing Address 5756 Seddon Shores Drive
Ball City, AL 35128

Grantee's Name Alabama Postal Holdings LLC
 Mailing Address 75 Columbia Avenue
Cedarhurst NY 11516

Property Address 42840 Highway 25
Vincent, AL 35178

Date of Sale 9/14/2022
 Total Purchase Price \$ 200,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

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 9/14/2022

Print Brian M. Nunkle

Unattested

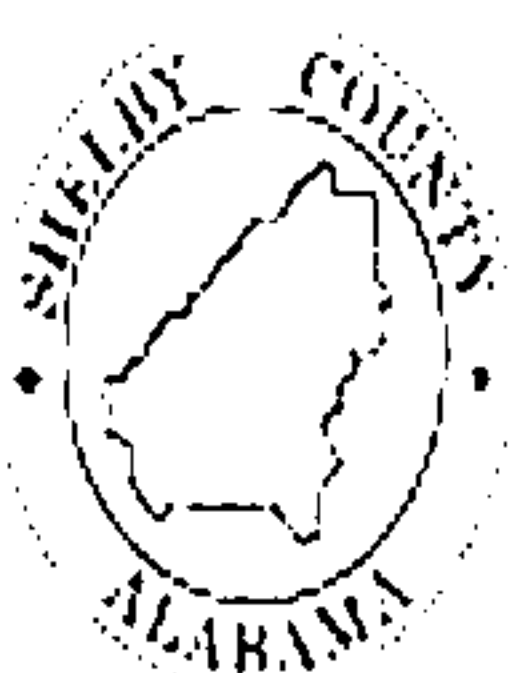
Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/19/2022 12:54:48 PM
 \$234.00 PAYGE
 20220919000361240



Alvin S. Byrd