

20220923000366580
09/23/2022 08:59:52 AM
DEEDS 1/6

After recording return to:
Title One Agency, Inc.
4618 Dressler Rd NW
Canton, OH 44718
File No. 2022-5493 Shelby County

Send Tax Notice to:
Scott W. Wrye and Christine L. McAvoy
5440 Louie Lane, Suite 106
Reno, NV 89511

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 101120009057000

WARRANTY DEED

STATE OF NEVEDA
COUNTY OF WASHOE

THIS DEED made and entered into on this 15th day of September, 2022 by and between **Guardian Fund, LLC, a Nevada Limited Liability Company**, a mailing address of 5440 Louie Lane, Suite 106, Reno, NV 89511 hereinafter referred to as Grantor(s) and **Scott W. Wrye and Christine L. McAvoy, husband and wife as joint tenants with right of survivorship**, a mailing address of 5440 Louie Lane, Suite 106, Reno, NV 89511, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of THREE HUNDRED EIGHTY ONE THOUSAND THREE HUNDRED FIFTY SIX and 94/100 (\$381,356.94) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
SEE ATTACHED EXHIBIT "B" FOR RIGHT OF FIRST REFUSAL.

Property commonly known as: 5100 Weatherford Drive, Birmingham, AL 35242

Prior instrument reference: Instrument Number: 20220922000365400, Recorded: 09/22/2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 15th day of September, 2022.

Guardian Fund, LLC, a Nevada Limited Liability Company

By: [Signature]
Name: Allyson Evans
Title: Authorized Signer

STATE OF Nevada
COUNTY OF Washoe

I, Heather Hull, a Notary Public, in and for said County in said State, hereby certify that Allyson Evans, whose name as Authorized Signer of Guardian Fund, LLC, a Nevada 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Guardian Fund, LLC, a Nevada Limited Liability Company.

Given under my hand and seal this the 15th day of Sept., 2022

[Signature]
Notary Public
Print Name: Heather Hull
My commission expires: 7/21/2024



20220923000366580 09/23/2022 08:59:52 AM DEEDS 3/6

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 15th day of September, 2022.

Guardian Fund, LLC, a Nevada Limited Liability Company

By: _____

Name: Roxanne Spring

Title: Authorized Signer

STATE OF Nevada
COUNTY OF Washoe

I, Heather Hull, a Notary Public, in and for said County in said State, hereby certify that Roxanne Spring, whose name as Authorized Signer of Guardian Fund, LLC, a Nevada 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Guardian Fund, LLC, a Nevada Limited Liability Company.

Given under my hand and seal this the 15th day of Sept, 2022.

Heather Hull
Notary Public

Print Name: Heather Hull

My commission expires: 7/21/2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

Situated in the County of Shelby and State of Alabama:

Lot Five (5), Block 15, according to the Map and Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Parcel Number: 101120009057000

Property Address: 5100 Weatherford Drive, Birmingham, Alabama 35242

EXHIBIT B

RIGHT OF FIRST REFUSAL

Notice Requirements – Before the Owner of Record may sell the Premises to a third party, Owner of Record shall first offer the Premises to Hughes Private Capital following the procedures set forth in this section. Hughes Private Capital shall have twenty (20) days following written receipt of such offer to respond to Owner of Record with a written offer to purchase. Both notices may be delivered via electronic mail (email) if the parties agree and reply to the notice confirming receipt.

Negotiations – If Owner of Record does not receive a written offer to purchase within said 20-day period, or if Owner of record and Hughes Private Capital do not enter into a legally binding, written agreement for the purchase and sale of the Premises within 30 days, Owner of record shall be free to enter into an agreement with a third party at terms no more favorable to the third party than Hughes Private Capital offered to Owner of Record.

Expiration – If Owner of Record does not complete the sale of the Premises with a third party within 90 days from the date Owner of record first offered the Premises to Hughes Private Capital, Owner of record's right to sell the Premises to a third party shall expire and the procedure described shall be applicable again. Upon each repetition of this procedure, notice shall once again be due. Deed restriction expires and will be released after the next successful deed transfer to new ownership.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Guardian Fund LLC
 Mailing Address _____
5440 Louie Lane, Suite 106
Reno, NV 89511

Grantee's Name Scott W. Wrye and Christine L. McAvoy
 Mailing Address husband and wife as joint tenants with right of survivorship
5440 Louie Lane, Suite 106
Reno, NV 89511

Property Address 5100 Weatherford Drive
Birmingham, AL 35242

Date of Sale 08/24/2022
 Total Purchase Price \$381,356.94
 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 ☐ 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 09/15/2022

Print Title One Agency - Nancy A. Hall, Escrow Processor

☐ Unattested

Sign

Nancy A. Hall
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/23/2022 08:59:52 AM
 \$418.50 BRITTANI
 20220923000366580

eForms

Form RT-1

Allen S. Byrd