

This instrument prepared by:
William C. Byrd, II, Esq.
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, Alabama 35203
(205) 521-8000

Send Tax Notice to:
Irondale Heights, LLC
Attn: Price Hightower
2106 Devereux Circle
Birmingham, Alabama 35243

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED



20220927000370180 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/27/2022 11:04:36 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned **GRANT'S MILL, LLC**, an Alabama limited liability company (the "Grantor"), by **HUNTLEY PARK, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property conveyed does not constitute any part of the Grantor's homestead.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2022 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, their heirs, successors and assigns forever against the lawful claims of all persons.

The purchase price was paid from a purchase money mortgage closed simultaneously herewith.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 15th day of September, 2022.

GRANTOR:

GRANT'S MILL, LLC,
an Alabama limited liability company

By: _____
Name: Price Hightower
Title: Member

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Price Hightower, whose name as President/Member of Grant's Mill, LLC, an 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 16 day of September, 2022.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: 8-12-24

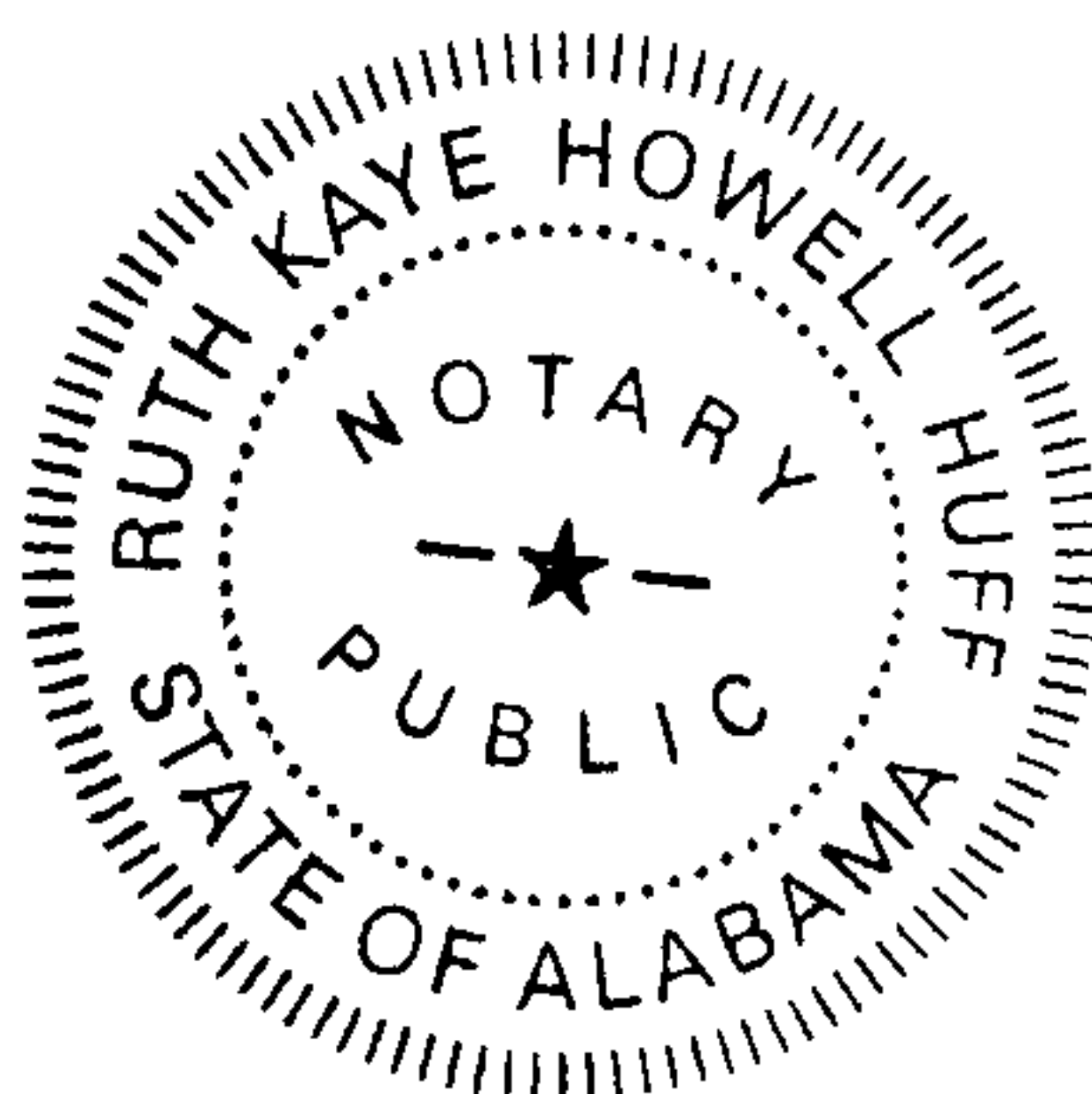



EXHIBIT A

Legal Description


20220927000370180 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/27/2022 11:04:36 AM FILED/CERT

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 and Common Areas A, B, C and D, according to Final Plat of Huntley Park, as recorded in Map Book 56, Page 83 in the Probate Office of Shelby County, Alabama.

Together with non-exclusive rights over and across Huntley Place and Huntley Drive, a private right of way and easement, as shown on said map.

Real Estate Sales Validation Form

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

Grantor's Name Grant's Mill, LLC
Mailing Address 2106 Devereux Circle
Birmingham, AL 35243

Grantee's Name Huntley Park, LLC
Mailing Address 2106 Devereux Circle
Birmingham, Alabama 35243

Property Address Lots 1-37 of Huntley Park Plat
recorded in Map Bk 56, Pg 83

Date of Sale 09/15/2022

Total Purchase Price \$ 1,665,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20220927000370180 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/27/2022 11:04:36 AM FILED/CERT

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 _____

Print

Price Hightower

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1