

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Barpala, LLC
790 Montclair Rd Ste 215
Birmingham, AL 35213

STATUTORY WARRANTY DEED

①
STATE OF ALABAMA

}

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Four Hundred Thirty Thousand Dollars and NO/100 (\$430,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Kumbla, LLC, an Alabama Limited Liability Company, (herein referred to as Grantor), grant, sell, bargain and convey unto, Barpala, LLC, an Alabama Limited Liability Company (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

Parcel I: Lot No. 122 as shown on a map entitled "Property Line Map, Suluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and recorded in Map Book 5, pages 10 & 10-A and being more particularly described as follows: Commence at the intersection of the North right of way line of 1st Avenue and the West right-of-way line of Montevallo Road (Ala. Highway 119), said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right-of-way line of 1st Avenue for 143.00 feet; thence 90°00' right and run Northeasterly for 171.00 feet to the point of beginning; thence continue Northeasterly along last stated course for 57.00 feet; thence 87°34'10" right and run Southeasterly for 135.92 feet to a point on the Westerly right-of-way line of Montevallo Road; thence 94°24'33" right to chord of a curve to the left having a radius of 1302.49 feet; thence Southwesterly along the arc of said curve and along said right-of-way line of Montevallo Road for 60.00 feet; thence 86°49'08" right, as measured from chord of aforementioned curve, and run Northwesterly for 133.93 feet to the point of beginning. Lying and being situated in Shelby County, Alabama

Parcel II: Lot No. 121, as shown on a map entitled "Property Line Map, Suluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and recorded in Map Book 5, pages 10 & 10-A and being more particularly described as follows: Commence at the intersection of the Northerly right-of-way line of 1st Avenue and the Westerly right-of-way line of Montevallo Road (Alabama Highway 119), said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right-of-way line of Montevallo Road for 110.00 feet to the point of beginning; thence 89 deg. 17 min. left and run Northwesterly for 142.16 feet; thence 90 deg. 00 min. right and run Northwesterly for 61.00 feet; thence 88 deg. 37 min. 51 sec. right and run Southeasterly 133.93 feet to a point on the Westerly right-of-way line of Montevallo Road; thence 91 deg. 51 min. 43 sec. right to chord of a

curve to the left having a radius of 1302.49 feet; thence Southwesterly along the arc of said curve and along said right-of-way line of Montevallo Road for 55 feet; thence 90 deg. 00 min. left from tangent of aforementioned curve and run Southeasterly for 10.00 feet; thence 90 deg. 00 min. right and run Southwesterly along the said right-of-way line of Montevallo Road of 9.36 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel III: Lot No. 120, as shown on a map entitled "Property Line Map, Suluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and recorded in Map Book 5, pages 10 & 10-A and being more particularly described as follows: Commence at the intersection of the Northerly right of way line of 1st Avenue and the westerly right of way line of Montevallo Road (Ala. Highway 119); said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Montevallo Road for 48.00 feet to the point of beginning; thence 89 degrees 17 minutes left and run northwesterly for 142.37 feet; thence 90 degrees 00 minutes right and run northeasterly for 62.00 feet; thence 90 degrees 00 minutes right and run southeasterly for 142.16 feet to a point on the westerly right of way line of Montevallo Road; thence 89 degrees 17 minutes right and run southwesterly along said right of way line of Montevallo Road for 62.00 feet to the point of beginning.

Parcel IV: Lot No. 119, as shown on a map entitled "Property Line Map, Suluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and recorded in Map Book 5, pages 10 & 10-A and being more particularly described as follows: Begin at the intersection of the North right-of-way line of 1st Avenue and the West right-of-way line Montevallo RD., (Ala. Highway 119), said right-of-way lines as shown on the Map of the Dedication of the Street & Easements, Town of Siluria, Ala.; thence Northwesterly along said right-of-way line of 1st Avenue for 143.00 feet; thence 90°00' right and run Northeasterly for 48.00 feet; thence 90°00' right and run Southeasterly for 142.37 feet to a point on the Westerly right-of-way line of Montevallo Road, thence 89°17' right and run Southwesterly along said right-of-way line of Montevallo Road for 48.00 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Parcel V: Lot 118, as shown on a map entitled "Property Line Map, Suluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and recorded in Map Book 5, pages 10 & 10-A and being more particularly described as follows: Commence at the intersection of the Westerly right of way line of Montevallo Road (Alabama Highway #119), and the Northerly right of way line of 1st Avenue, said right of way lines shown on the Map of the Dedication of the Street and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 1st Avenue for 143.00 feet to the Point of Beginning; thence 90°00' right and run Northeasterly for 130.00 feet; thence 90°00' left and run Northwesterly for 105.00 feet; thence 90°00' left and run Southwesterly for 130.00 feet to a point on the Northerly right of way line of 1st Avenue; thence 90°00' left and run Southeasterly along said right of way line of 1st Avenue for 105.00 feet to the Point of Beginning. Lying and being situated in Shelby, County, Alabama.

Subject to:

1. Easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.
2. Easement to Alabama Water Company for gas line, recorded in Deed Book 146, Page 211 in Probate Office of Shelby County, Alabama.
3. Transmission line permit from Buck Creek Cotton Mills to Alabama Power Company recorded in Deed Book 121, Page 255 in Probate Office.
4. Right of way deeds to Shelby County covering right of way of Montevallo, Road, recorded in Deed Book 129, Page 491; Deed Book 129, Page 492 and Deed Book 129, Page 493 in Probate Office.
5. All existing easements for water, gas, sewer, telephone and electric lines.
6. Transmission line permit to Alabama Power Company recorded in Deed Book 227, Page 713 in Probate Office.
7. Rights of interested parties under outstanding unrecorded leases.

\$344,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 29th day of September, 2022.

Kumbla, LLC, An Alabama Limited Liability Company



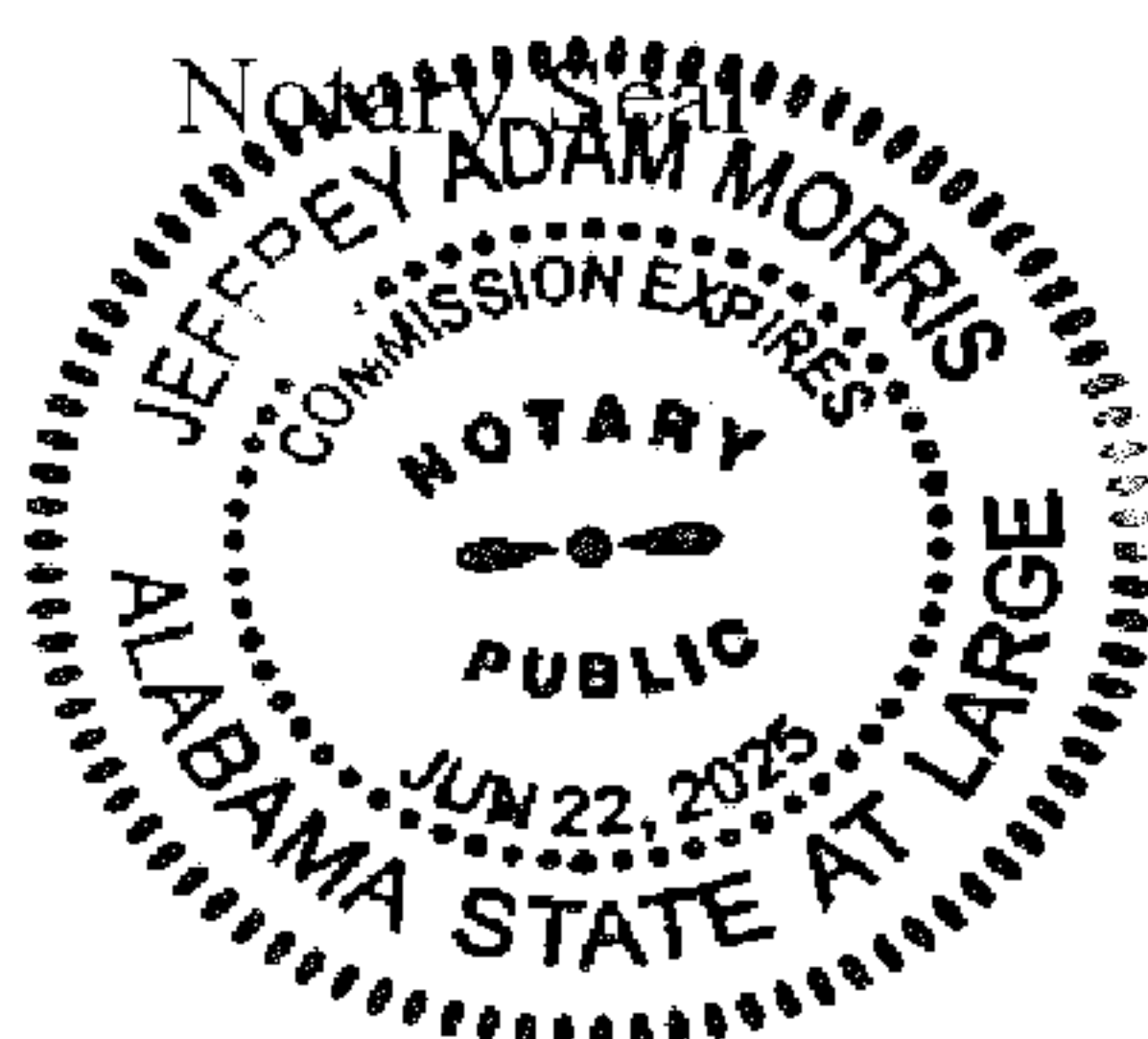
By: **Lakshmikantha Kumbla, its Manager**

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Lakshmikantha Kumbla, whose name as Manager of Kumbla, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his/her capacity as manager on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2022

22-1135



Notary Public

My commission expires: 6-22-2025

Kumbla, LLC, An Alabama Limited Liability Company

Anju L. Kumbla
By: Anju L. Kumbla, its Manager

STATE OF AL
COUNTY OF Jefferson

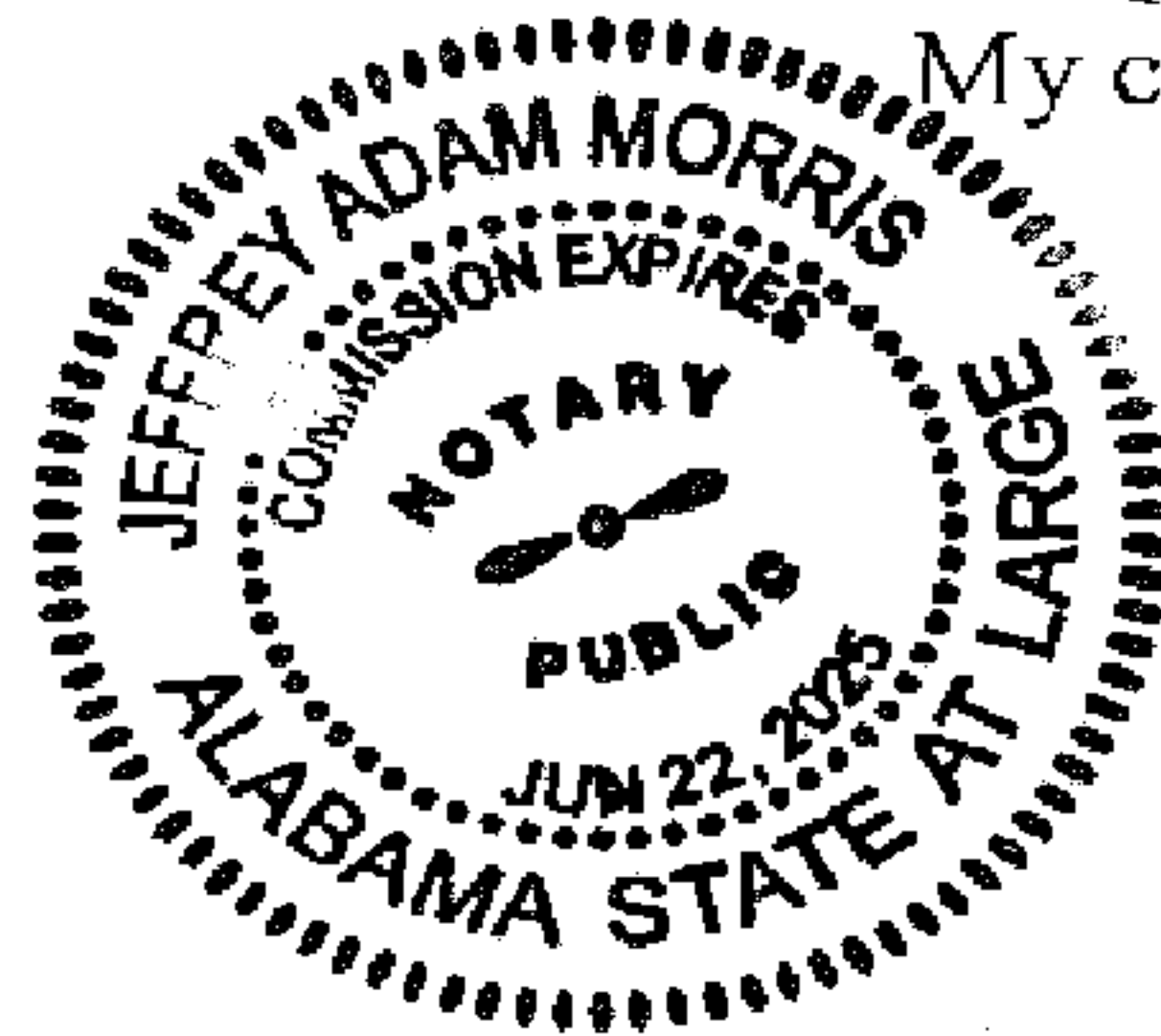
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Anju L. Kumbla, whose name as Manager of Kumbla, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his/her capacity as manager on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2022.

Notary Seal

[Signature]
Notary Public

My commission expires: 6-22-2025



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

Grantor's Name Kumbia, LLC

Grantee's Name

Barpala, LLC

Mailing Address 408 Vesclub Pl
Vestavia AL 35216

Mailing Address

790 Montclair Rd SE 215
Atlanta GA 30316

Property Address

Date of Sale

September 29th, 2022

10647-10657-10671-10681 Hwy 119 & 604,
Alabaster, AL

Total Purchase Price

\$430,000.00

Actual Value or

\$

Assessor's Market Value or

\$

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 9/29/22Print Jeff MorrisSign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2022 09:14:28 AM
\$120.00 JOANN
20220930000374340

Alvin S. Boyd