

SEND TAX NOTICES TO:

Amin Karmali, Pres.
Apex Partners Inc
10777 Hwy 119 South
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million Two Hundred Thousand Dollars (\$1,200,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MOORE OIL CO., L.L.C., an Alabama limited liability company (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto APEX PARTNERS INC, an Alabama corporation (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

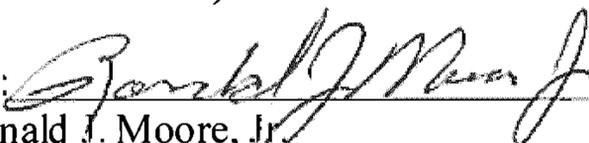
TO HAVE AND TO HOLD the described premises to Grantee, its heirs, executors, successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 14th day of December, 2022.

MOORE OIL COMPANY, L.L.C., an Alabama limited liability company

BY: MOORE OIL CO., INC., *an Alabama corporation*
(Its sole member)

By: 
Ronald J. Moore, Jr.
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Moore, Jr., whose name as President of MOORE OIL CO., INC., a corporation, sole member of MOORE OIL CO., L.L.C., 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, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 14 day of December, 2022.

Anita G. Bozeman
NOTARY PUBLIC
My Commission Expires: 10-29-2024

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:
Jonathan E. Raulston
ENGEL HAIRSTON—RAULSTON BROWN, PC
P.O. Box 1927
Birmingham, Alabama 35201
(205) 915-5099

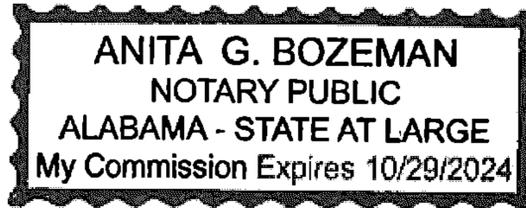


EXHIBIT "A"

DESCRIPTION OF REAL ESTATE

Lot 2, according to the Survey of F E S Addition to Alabaster Number Two, as recorded in Map Book 19, Page 72, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings; whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Record.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
8. Easements and building line as shown on maps recorded in Map Book 18, Page 96; Map Book 19, Page 72 and Map Book 24, Page 36.
9. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 226, Page 1; Deed Book 121, Page 255 and Deed Book 126, Page 336.
10. Right of way to Shelby County as recorded in Deed Book 129, Page 541.
11. Right of way granted to City of Alabaster Water Company as recorded in Deed Book 146, Page 211.
12. Drainage Easement as recorded in Instrument # 1995-04985.
13. Temporary Slope Easement as recorded in Instrument # 1995-04986.
14. Rights of interested parties under outstanding unrecorded leases.



Filed and Recorded 20230106000005700 01/06/2023 12:39:50 PM DEEDS 4/4
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/06/2023 12:39:50 PM
 \$231.00 BRITTANI
 20230106000005700

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name MOORE OIL CO., L.L.C.
 Mailing Address 1800 Center Point Pkwy
Birmingham, AL 35215

Grantee's Name APEX PARTNERS INC.
 Mailing Address 10777 Hwy 119 South
Alabaster, AL 35007

Property Address 10777 Hwy 119 South
Alabaster, AL 35007

Date of Sale December 14, 2022
 Total Purchase Price \$ 1,200,000.00

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 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 12/14/22

Print APEX PARTNERS INC.

Unattested

[Signature]
 (verified by)

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one