

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Fitomics AL Properties, LLC
c/o Cody T. Haun
652 Crosscreek Trail
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$375,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Mike Kelley and his spouse, Sandra Kelley; and Denise Graham, an unmarried person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Fitomics AL Properties, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject to Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Map Book 3, Page 63.

Subject to Restrictions appearing of record in Misc. Book 13, Page 374.

Property Address: **5 Brown Circle, Alabaster, AL 35007**

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators

20230119000015970 01/19/2023 02:26:29 PM DEEDS 2/6
shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever
against the lawful claims of all persons.

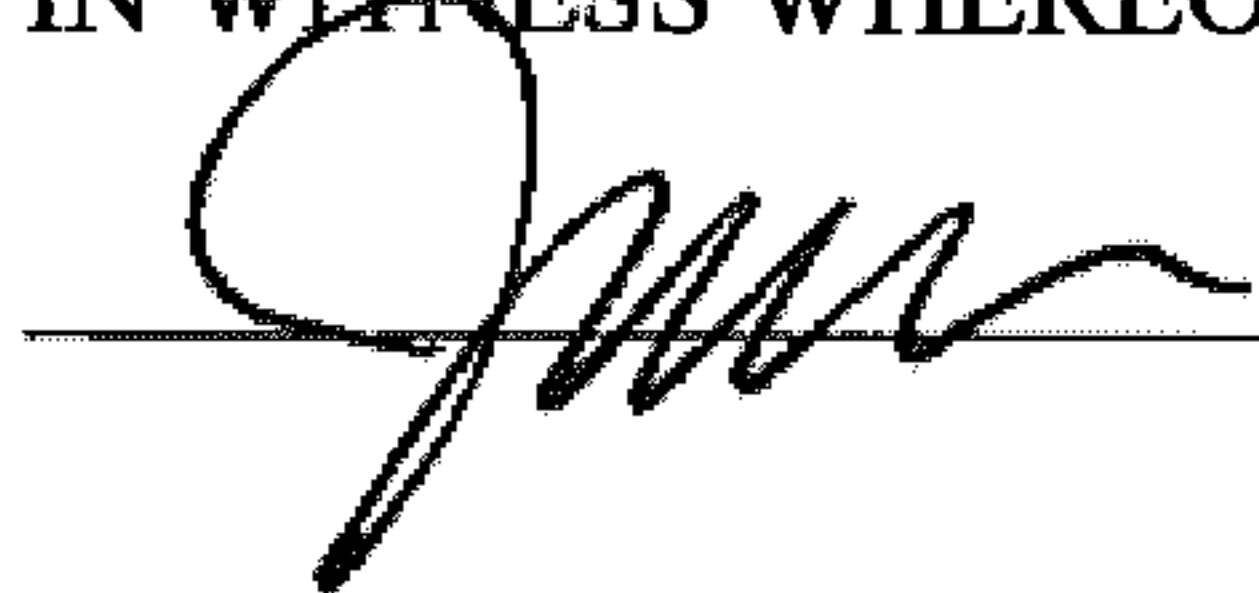
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 19th day of
January, 2023.


Mike Kelley

STATE OF Alabama
COUNTY OF Jefferson

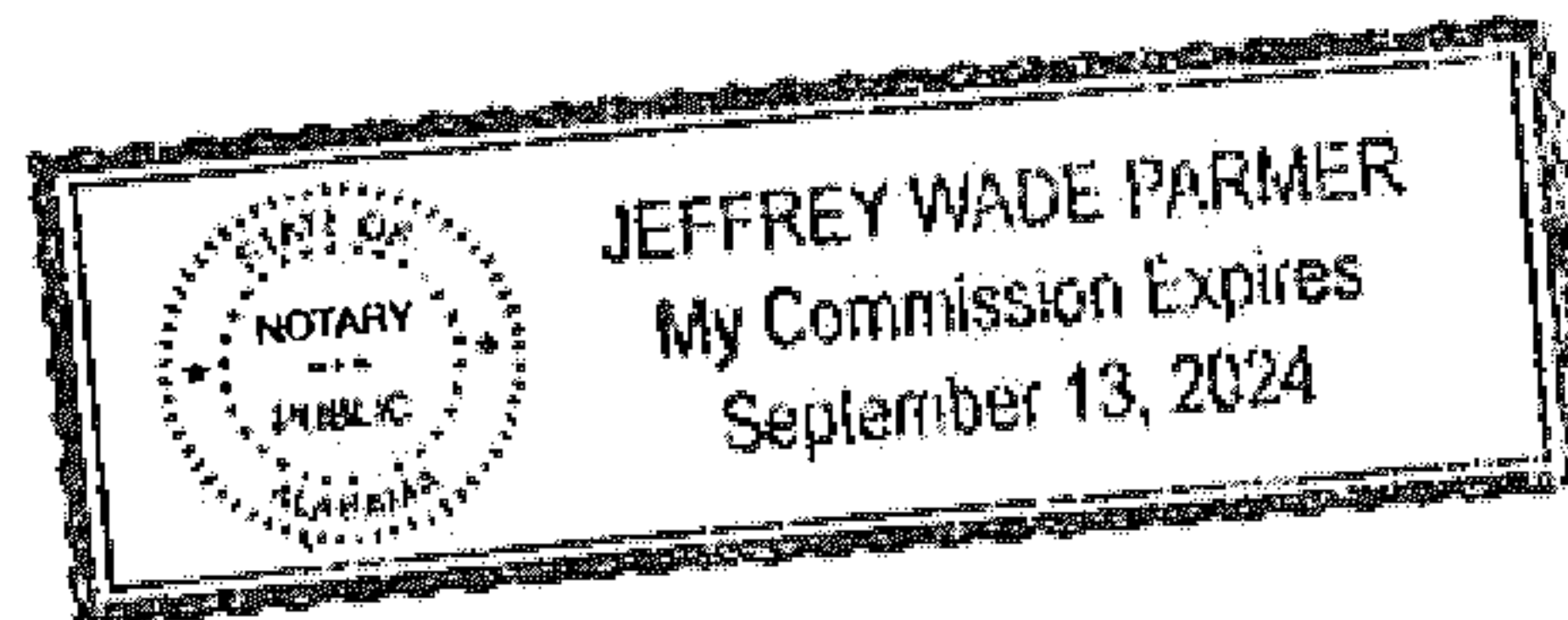
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mike Kelley** whose
name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day
that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day
the same bears date.

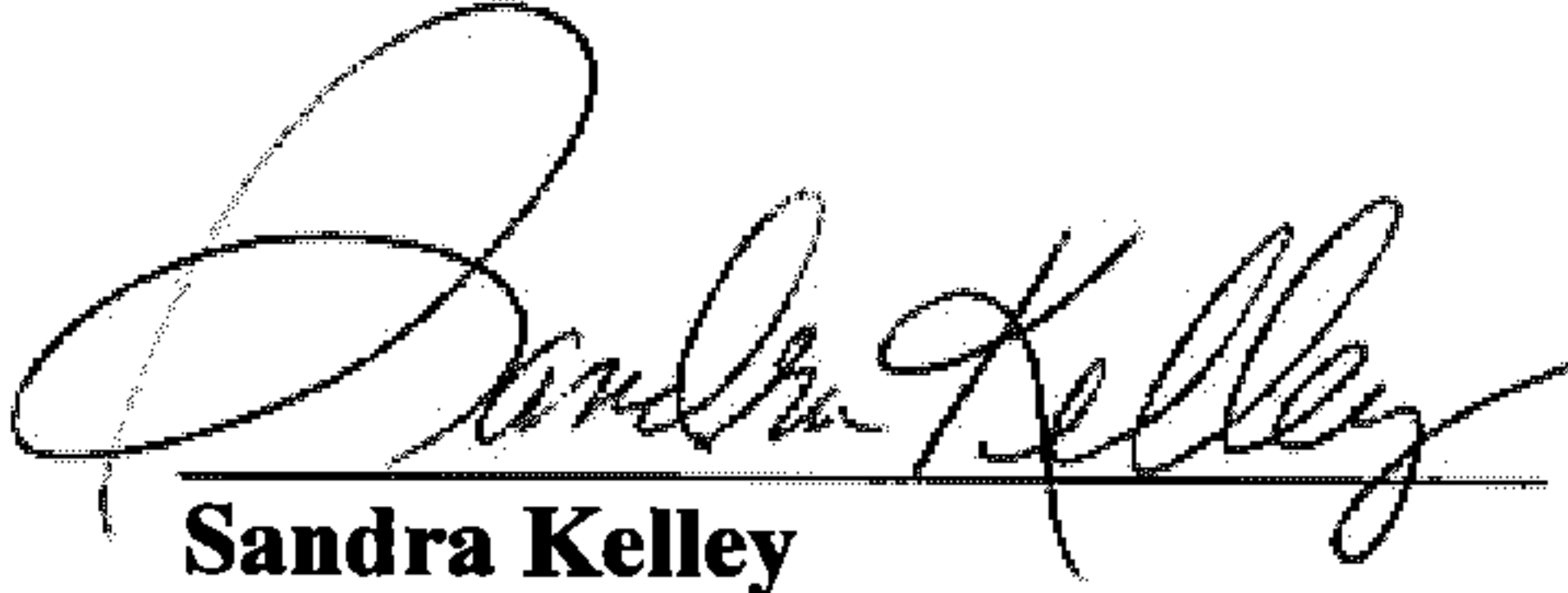
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of January, 2023.



NOTARY PUBLIC

My Commission Expires: 9-13-2024





Sandra Kelley

STATE OF Alabama
COUNTY OF Telfair

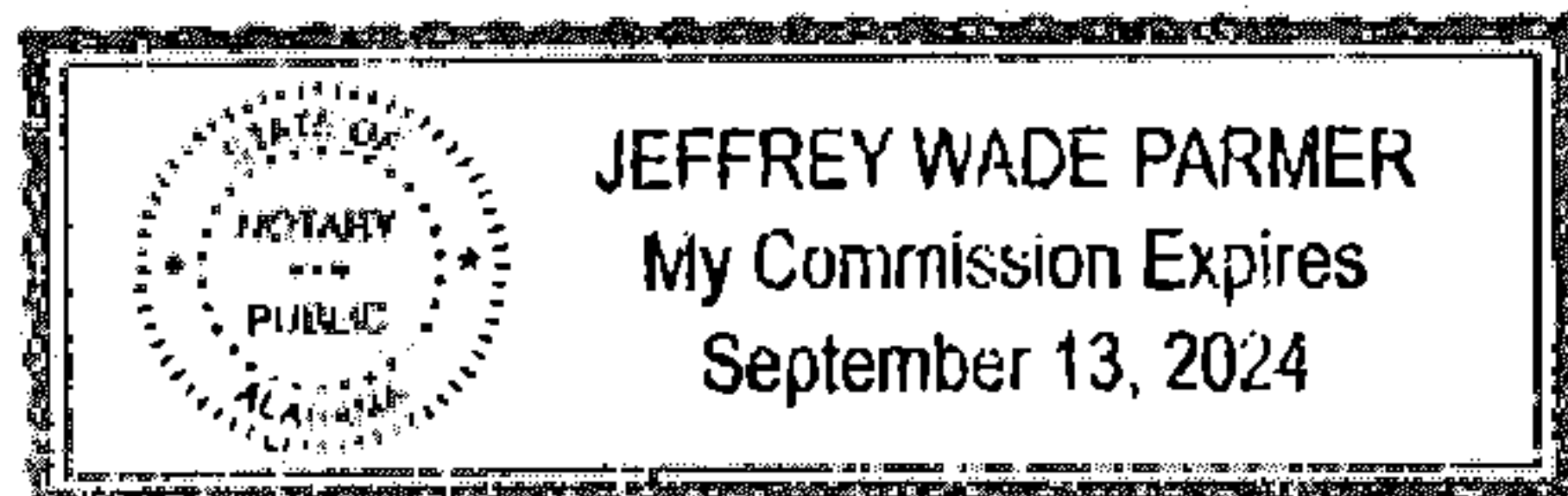
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sandra Kelley** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of January, 2023.



NOTARY PUBLIC

My Commission Expires: 9-13-2024



Denise Graham
Denise Graham

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Denise Graham** whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of January, 2023.

[Signature]

NOTARY PUBLIC

My Commission Expires: 9-13-2024

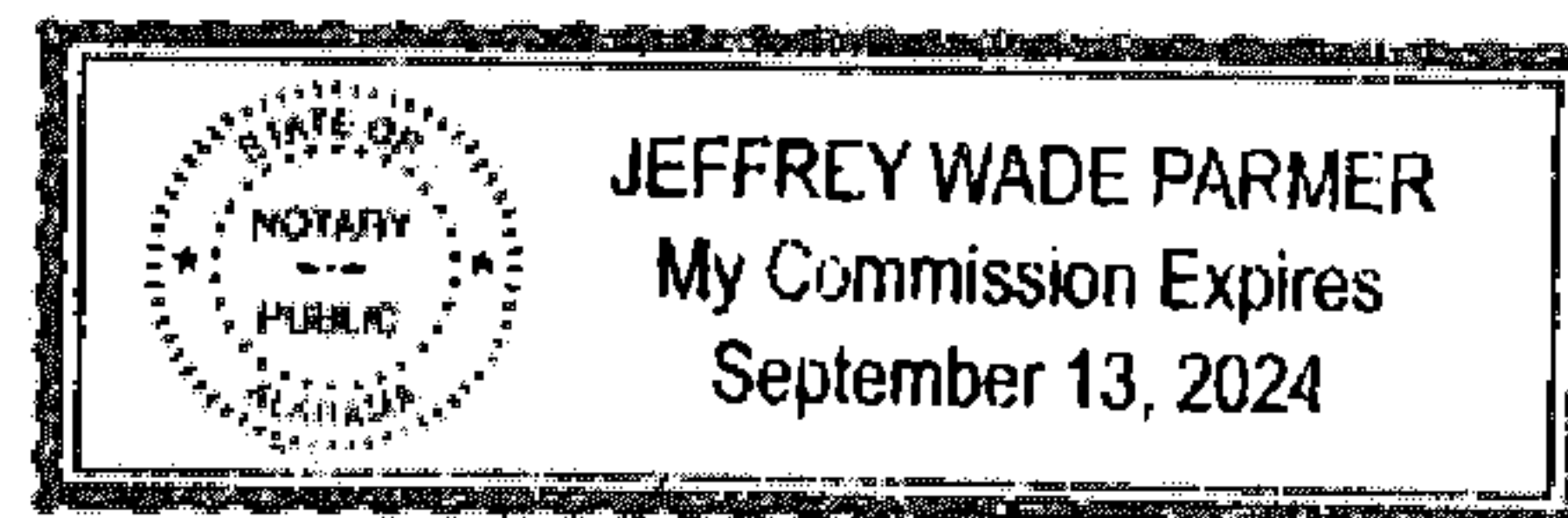


Exhibit A

Legal Description

Commence at the SW corner of Lot 1, Block 1, Sector One, of Resurvey of George's Subdivision of Keystone, as recorded in Map Book 3, Page 79; thence North along the West line of said lot for a distance of 46.79 feet; thence turn an angle to the left of 90 degrees and in a Westerly direction for a distance 19.37 feet to the point of beginning; thence turn an angle to the left of 14 degrees 26 minutes 30 seconds and run in a Southwesterly direction for a distance of 120.00 feet to a point on the Easterly right of way of U.S. Highway 31; thence turn an angle to the left of 75 degrees 33 minutes 30 seconds and run in a Southerly direction along the Easterly right of way U.S. Highway 31 for a distance of 52.38 feet to the Northerly line of Brown Circle; thence turn an angle to the left of 113 degrees 47 minutes 37 seconds (said angle being measure from last described course to the chord of the following course, said course being situated on a curve to the left having a central of 5 degrees 14 minutes 14 seconds and a radius of 214.77 feet) and run along the arc of said curve to the left for a distance of 19.60 feet to a point of reverse curve said following curve having a central angle of 22 degrees 12 minutes 54 seconds and a radius of 264.47 feet); thence along the arc of said curve to the right for a distance of 102.54 feet; thence turn an angle to the left of 74 degrees 41 Minutes 33 Seconds (said angle being measured from chord of last described course to the following course) and run in a Northerly direction for a distance of 47.5 feet to the point of beginning; being situated in Shelby County, Alabama, and being a part of Lot 3, Block 1, according to the Survey of George's Subdivision as recorded in Map Book 3, Page 63, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Mike Kelley, Sandra Kelley, and Denise GrahamMailing Address 5 Brown Circle
Alabaster, AL 35007Property Address 5 Brown Circle
Alabaster, AL 35007Grantee's Name Fitomics AL Properties, LLC
Mailing Address 652 Crosscreek Trail
Pelham, AL 35124Date of Sale January 19, 2023Total Purchase Price \$375,000.00

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

_____ Appraisal
_____ Other:

X 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 1-19-2023 Print Jeff W. Parmer

_____ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2023 02:26:29 PM
\$39.00 BRITTANI
20230119000015970

Sign

Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

Ann S. Bayl