

STATUTORY WARRANTY DEED

STATE OF ALABAMA ]  
~~JEFFERSON~~ COUNTY ]  
Shelby

Send tax notice to:  
N.N., LLC  
500 Southland Drive, Suite 212  
Birmingham, AL 35226

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid to B.B., LLC (the Grantor) by N.N., LLC (the Grantee), the receipt, adequacy and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to the matters hereinafter set forth, the following described real property, situated in ~~Jefferson~~ County, Alabama (collectively, the "Real Property"), to-wit:

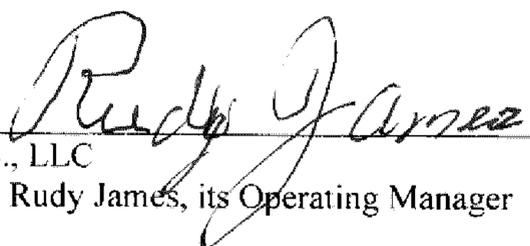
Begin at a point where the North line of the Southeast Quarter of the Northwest Quarter of Section 7, Township 19 South, Range 1 West intersects the East line of Cahaba Valley Road; thence run in a Southwesterly direction along the Easterly right-of-way of said road a distance of 75 feet to a point; thence Easterly and parallel with the North line of said Quarter-Quarter Section a distance of 300 feet to a point, thence Northeast and parallel with the Easterly line of right-of-way of said road a distance of 75 feet to the North line of said Quarter-Quarter Section; thence Westerly along the North line of said Quarter-Quarter Section 300 feet; said point of beginning being in the Southeast Quarter of the Northwest quarter of Section 7, Township 19 South, Range 1 west; also 1/2 acre more or less, fronting 75 feet of Cahaba Valley Road and extending back a uniform width of 300 feet, more particularly described as follows: Beginning at a point where said road intersects with the South line of the Northeast Quarter of the Northwest Quarter of said Section 7; thence run parallel with the road in a Northeasterly direction a distance of 75 feet; thence in an Easterly direction and parallel with the Section Line a distance of 300 feet; thence parallel to said road in a Southwesterly direction of 75 feet; thence Westerly along the South line of the Northeast Quarter of the Northwest Quarter 300 feet to the point of beginning.

TO HAVE AND TO HOLD unto Grantee and to its assigns forever; subject, however, to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All easements, rights-of-way, liens, mineral rights, covenants running with the land, restrictions, reservations and other encumbrances that appear of record in the Office of the Judge of Probate of Jefferson County, Alabama and burden the Real Property.
3. This conveyance is made subject to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

The Grantor does hereby covenant with the Grantee and its respective successors and assigns that the Grantor shall warrant and defend the right and title to the Real Property unto the Grantee and its respective successors and assigns, forever, against the lawful claims of the Grantor and all other persons claiming by, through or under the Grantor in any capacity.

IN WITNESS WHEREOF, the Grantors have executed and delivered this Statutory Warranty Deed under seal on this 5<sup>th</sup> day of May, 2023.

 (Seal)  
B.B., LLC  
by: Rudy James, its Operating Manager

This instrument prepared by:  
Rudy James  
500 Southland Drive, Suite 212  
Birmingham, AL 35226

State of Alabama ]  
Jefferson County ]

I, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that Rudy James as Operating Manager of B.B., LLC, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Statutory Warranty Deed he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 5<sup>th</sup> day of May, 2023

  
Notary Public

My Commission Expires: 5/28/2024  
David Gregory Marino  
Notary Public, Alabama State At Large  
My Commission Expires May 28, 2024



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/31/2023 10:28:02 AM  
 \$117.00 PAYGE  
 20230531000161960

*Alvin 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 B.B., LLC  
 Mailing Address 500 Southland Dr.  
Suite 212  
Birmingham, AL 35226

Grantee's Name N.N., LLC  
 Mailing Address 500 Southland Dr.  
Suite 212  
Birmingham, AL 35226

Property Address 6301 Cahaba Valley Rd  
Birmingham, AL 35242

Date of Sale May 5, 2023  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 91,660.00

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 Tax Assessor Value  
 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 5/5/23

Print Rudy Jones

Unattested \_\_\_\_\_  
 (verified by)

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