

THIS INSTRUMENT PREPARED BY:
Gregory K. Mixon, Esq.
Mixon Brown, LLC
2 Perimeter Park S #550E
Birmingham, AL 35243

Send tax notices to:
Strategic Realty Partners, LLC
3120 Sydenton Drive
Hoover, AL 35244
Attn: Chris Serio

STATE OF ALABAMA)
SHELBY COUNTY)



20230804000235960 1/4 \$681.00
Shelby Cnty Judge of Probate, AL
08/04/2023 12:31:33 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to HCI CHELSEA LLC, an Alabama limited liability company ("Grantor"), by STRATEGIC REALTY PARTNERS, LLC, an Alabama limited liability company (Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

Part of the consideration paid for this conveyance has been paid out of the proceeds of a mortgage loan closed simultaneously herewith.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and assigns, except with respect to the Exceptions, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
HCI Chelsea LLC	Strategic Realty Partners, LLC
3075 Healthy Way	3120 Sydenton Drive
Vestavia, AL 35243	Hoover, AL 35244
Property Address: <u>N/A</u>	See Exhibit A
Date of Sale:	August <u>3</u> , 2023
Purchase Price:	\$1,150,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

[Signature on following page]

Shelby County, AL 08/04/2023
State of Alabama
Deed Tax: \$650.00



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IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

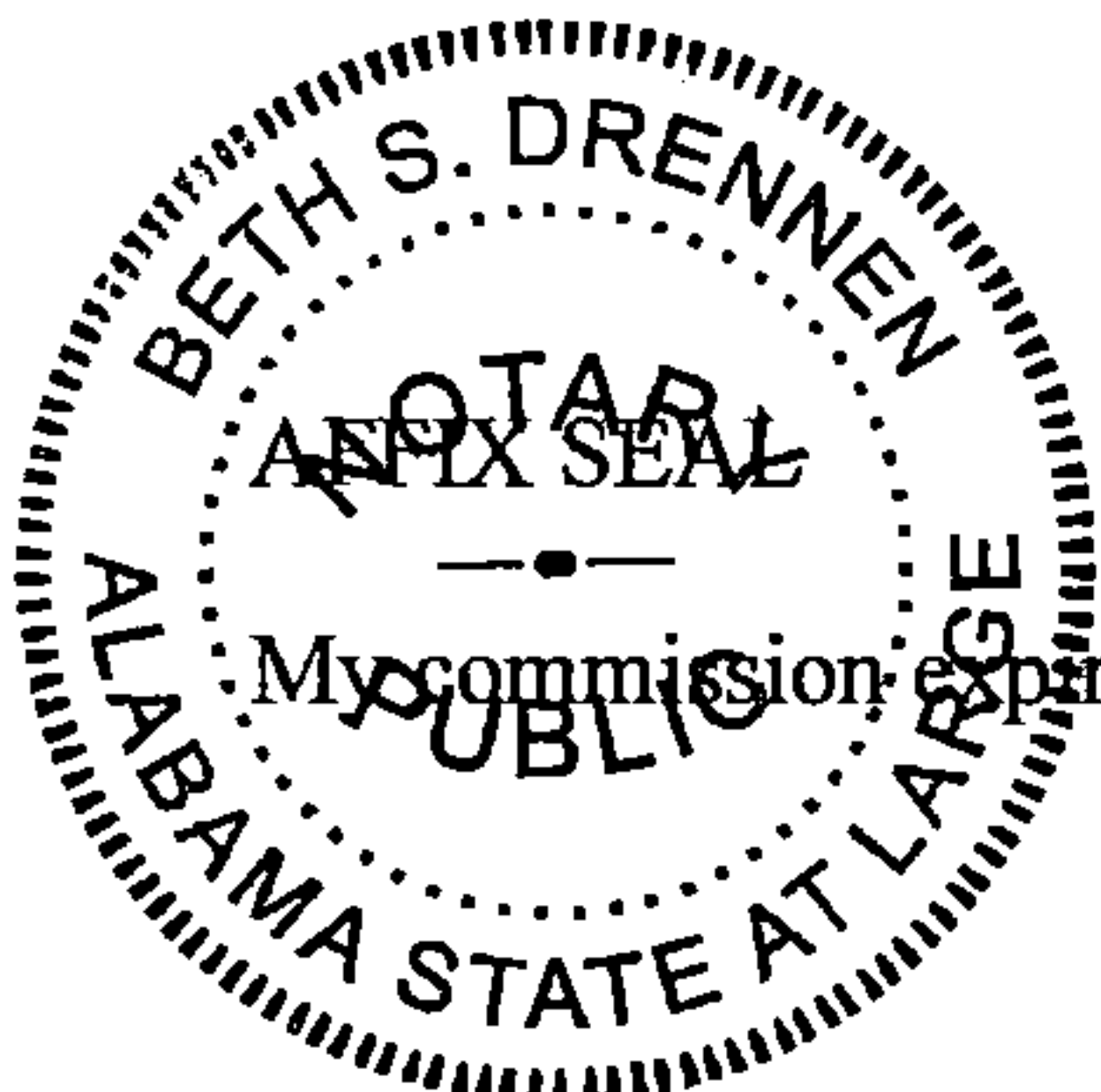
HCI CHELSEA LLC,
an Alabama limited liability company

By: 
Name: W. Jordy Henson
Its: Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that W. Jordy Henson, whose name as manager of HCI Chelsea 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 representative 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 3rd day of August, 2023.




Notary Public



20230804000235960 3/4 \$681.00
Shelby Cnty Judge of Probate, AL
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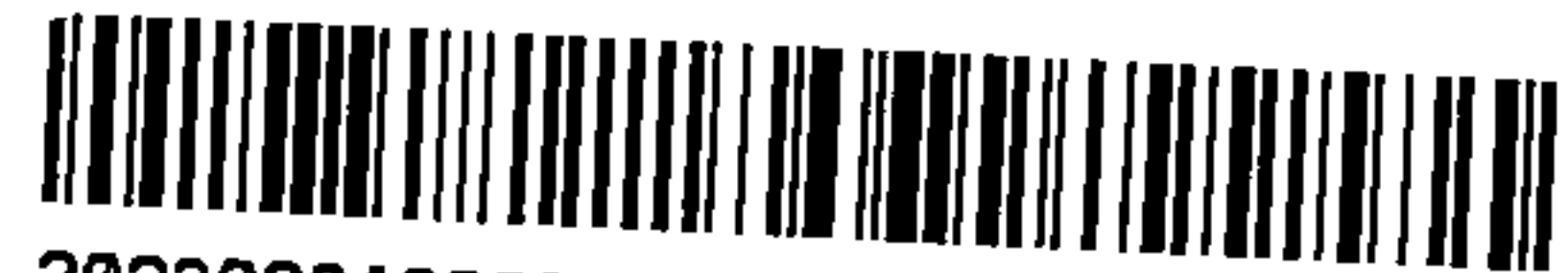
EXHIBIT A

Description of the Property

Lot B-1, Atchison's Resurvey No. 5, being a resurvey of Lot A and Lot B, Atchison's Resurvey No. 4, as recorded in Map Book 58, Page 41, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Exceptions



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- 1) Taxes for the year 2023 and subsequent years.
- 2) Easement(s), building line(s) and restriction(s) as shown on recorded map.
- 3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
- 4) Right-of-way granted to Alabama Power Company recorded in Inst. No. 20080701000267130; Inst. No. 20080701000267140; Inst. No. 20091214000457860 and Inst. No. 20160926000349720.
- 5) Declaration of Use Restrictions dated August 3, 2023 and recorded in Inst. No. 20230803000234760 in the Office of the Judge of Probate of Shelby County, Alabama.