

**Prepared by LOGS Legal Group  
Janet Wilkes, Attorney  
10130 Perimeter Pkwy, Ste 400  
Charlotte, NC 28216**

STATE OF ALABAMA

COUNTY OF SHELBY

§  
§  
§

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned 11T AL, LLC, herein referred to as GRANTOR, by JJ Remedy Realty LLC, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama to-wit:

Lots 17, 18, 19, 20, 21 and 22, Block 70, According to Safford's map Town of Shelby, dated 1890 and recorded in Probate Office of Shelby County, Alabama

Parcel ID: 29 6 24 0 001 029.000

Property Address: 216 Hwy 303, Shelby, AL 35143

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain Quitclaim Deed dated November 3, 2022 and recorded at instrument number 20221103000412350 in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 21st day of July, 2023.

This instrument is being executed under the authority granted by a Power of Attorney and recorded in the Office of the Judge of Probate, County of Mobile, State of Alabama, on February 8, 2023 at Instrument Number 2023006585.

T. Malm

By: IIT AL, LLC by and through its Attorney in  
Fact US Real Estate Services Inc.

Authorized Signor: Tiffany Malm

ACKNOWLEDGMENT

STATE OF CALIFORNIA §

COUNTY OF ORANGE §

I, the undersigned Notary Public of the County and State aforesaid, certify that  
\_\_\_\_\_ personally appeared before me this day and acknowledged that he/she  
is the \_\_\_\_\_ of \_\_\_\_\_, a  
\_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership  
(strike through the inapplicable), and that by authority duly given and as the act of such entity, he/she  
signed the foregoing instrument in its name on its behalf as its act and deed. Furthermore, I acknowledge  
that this instrument is being executed under the authority granted by a Power of Attorney and recorded in  
the Office of the Judge of Probate, County of Mobile, State of Alabama, on the 8th day of February, 2023  
at Instrument number 2023006585.

WITNESS my hand and official seal on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

See attached certificate - CS

Attached to: Special Warranty Deed, dated 7/21/23 - CS

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

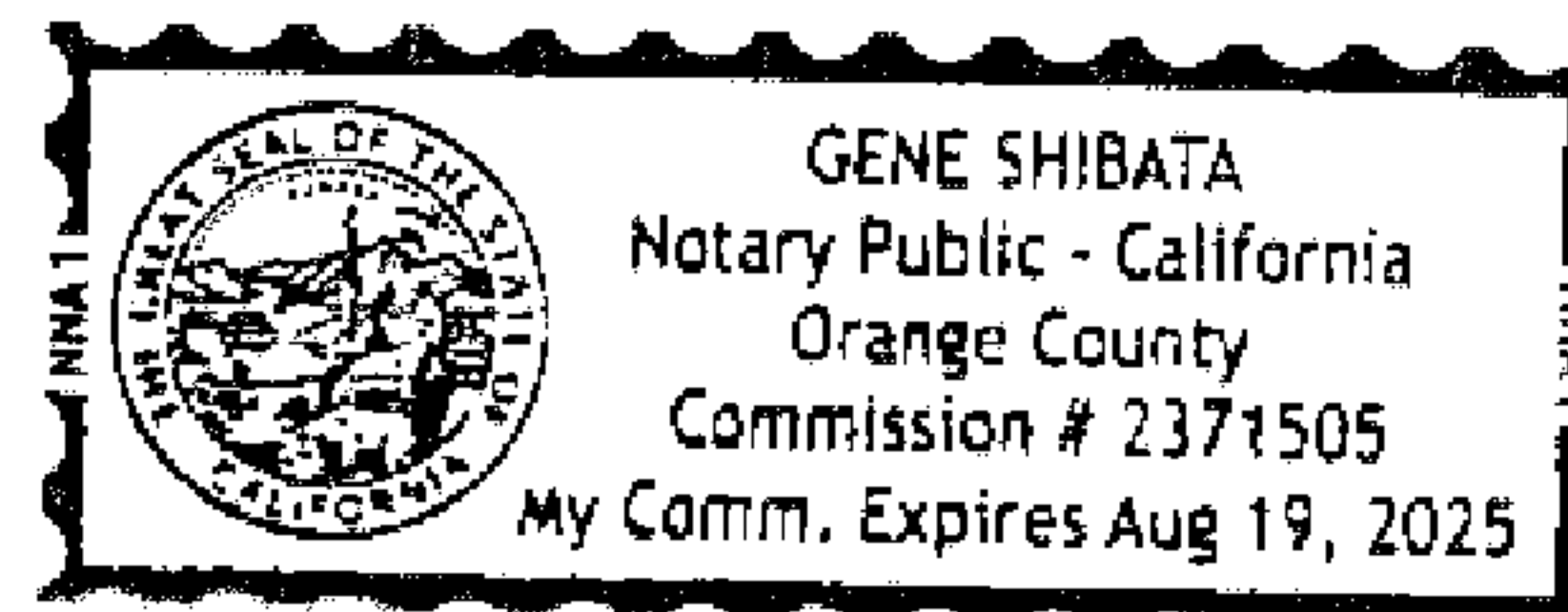
County of Orange

On July 21, 2023 before me, Gene Shibata, Notary Public  
(insert name and title of the officer)

personally appeared Tiffany Malin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature CS (Seal)

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

|                 |   |                 |                             |
|-----------------|---|-----------------|-----------------------------|
| Grantor's Name  | <u>IIT AL, LLC</u>                        | Grantee's Name  | <u>JJ Remedy Realty LLC</u> |
| Mailing Address | <u>C/O LOGS Legal Group LLP</u>           | Mailing Address | <u>216 Hwy 303</u>          |
|                 | <u>10130 Perimeter Parkway, Suite 400</u> |                 | <u>Shelby, AL 35143</u>     |
|                 | <u>Charlotte, NC 28216</u>                |                 |                             |

Property 216 Hwy 303  
Address Shelby, AL 35143

Date of Sale August 4, 2023

Total Purchase Price \$14,000

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 Notice of Sale

☐ 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 of 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 **7/21/2023**

Print Tiffany Malm, Authorized Signer

Unattested \_\_\_\_\_

Sign T. Malm

(verified by)

(Grantor/Grantee **Owner** Agent) circle one

Form RT - 1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/07/2023 12:08:49 PM**  
**\$45.00 JOANN**  
**20230807000237560**

*Allen S. Bayl*