

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Shri Shayona, LLC
1949 Village Drive
Leeds, Alabama 35094

SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Seventy Thousand and 00/100 Dollars (\$470,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Eagle Investments, LLC, an Alabama Limited Liability Company,
having one sole member, being M.A. Oztekin, deceased
by and through
Erol Kent Oztekin, as Personal Representative of the Estate of M.A. Oztekin, deceased,
and
Mera O. Crews, Erol Kent Oztekin, and Catherine Sullivan Oztekin, as current Trustees
of the M.A. Oztekin Management Trust as established under the
Last Will and Testament of M.A. Oztekin in
Probate Case No. 21BHM01346, Jefferson County, Alabama

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Shri Shayona, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot C-3, according to the Survey of Eagle Point, First Sector, Phase II, as recorded in Map Book 14, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

30 day of July, 2023

Estate of M.A. Oztekin

Erol Kent Oztekin (Seal)
BY: Erol Kent Oztekin
ITS: Personal Representative

STATE OF Alabama
Jefferson COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Erol Kent Oztekin** as **Personal Representative** of the **Estate of M.A. Oztekin** 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 conveyance and with full authority as such **Personal Representative**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July, 2023.



Shirley Brice Elliott
Notary Public

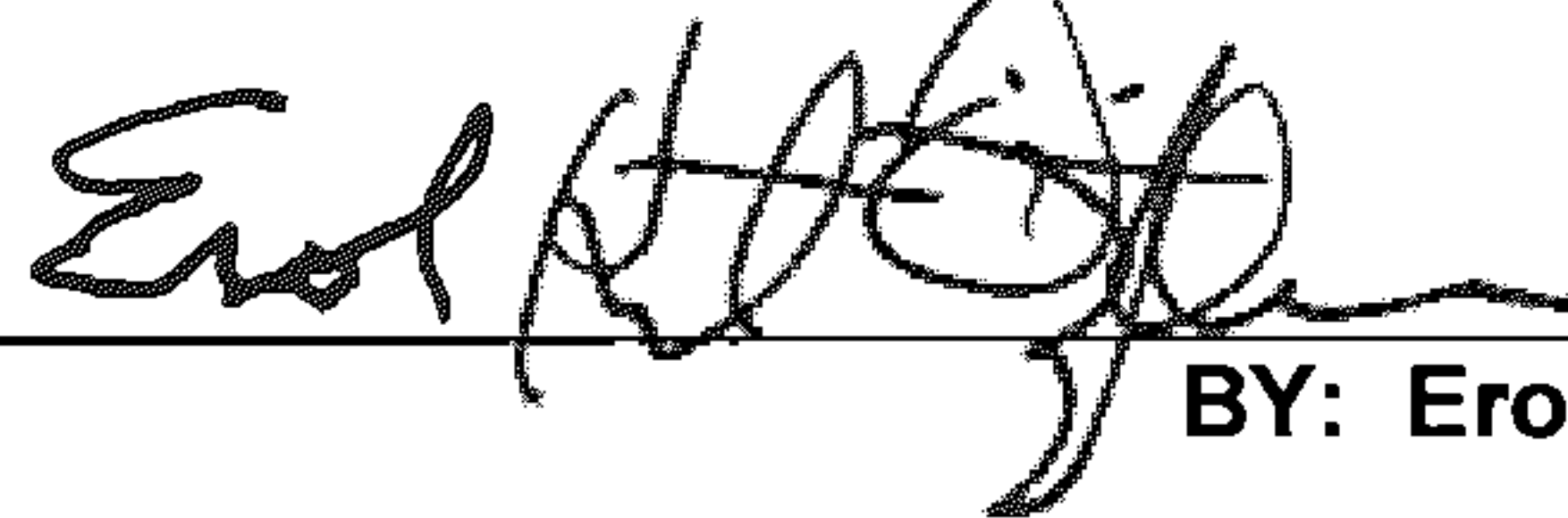
My Commission Expires:



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

30 day of July, 2023

**M.A. Oztekin Management Trust as established under the
Last Will and Testament of M.A. Oztekin in
Probate Case No. 21BHM01346, Jefferson County, Alabama**



(Seal)

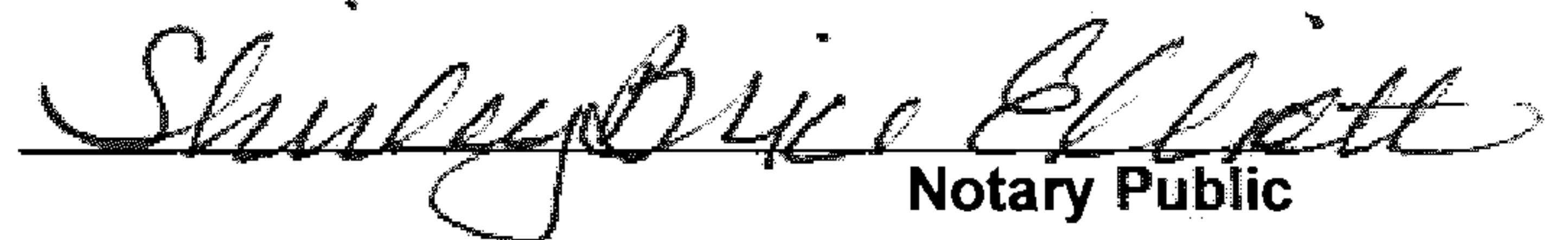
BY: Erol Kent Oztekin
ITS: Trustee

STATE OF Alabama

Jefferson COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Erol Kent Oztekin as Trustee of the M.A. Oztekin Management Trust as established under the Last Will and Testament of M.A. Oztekin in Probate Case No. 21BHM01346, Jefferson County, Alabama**, 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 conveyance and with full authority as such **Trustee**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2023.


Notary Public

My Commission Expires:



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

30th day of July, 2023

**M.A. Oztekin Management Trust as established under the
Last Will and Testament of M.A. Oztekin in
Probate Case No. 21BHM01346, Jefferson County, Alabama**

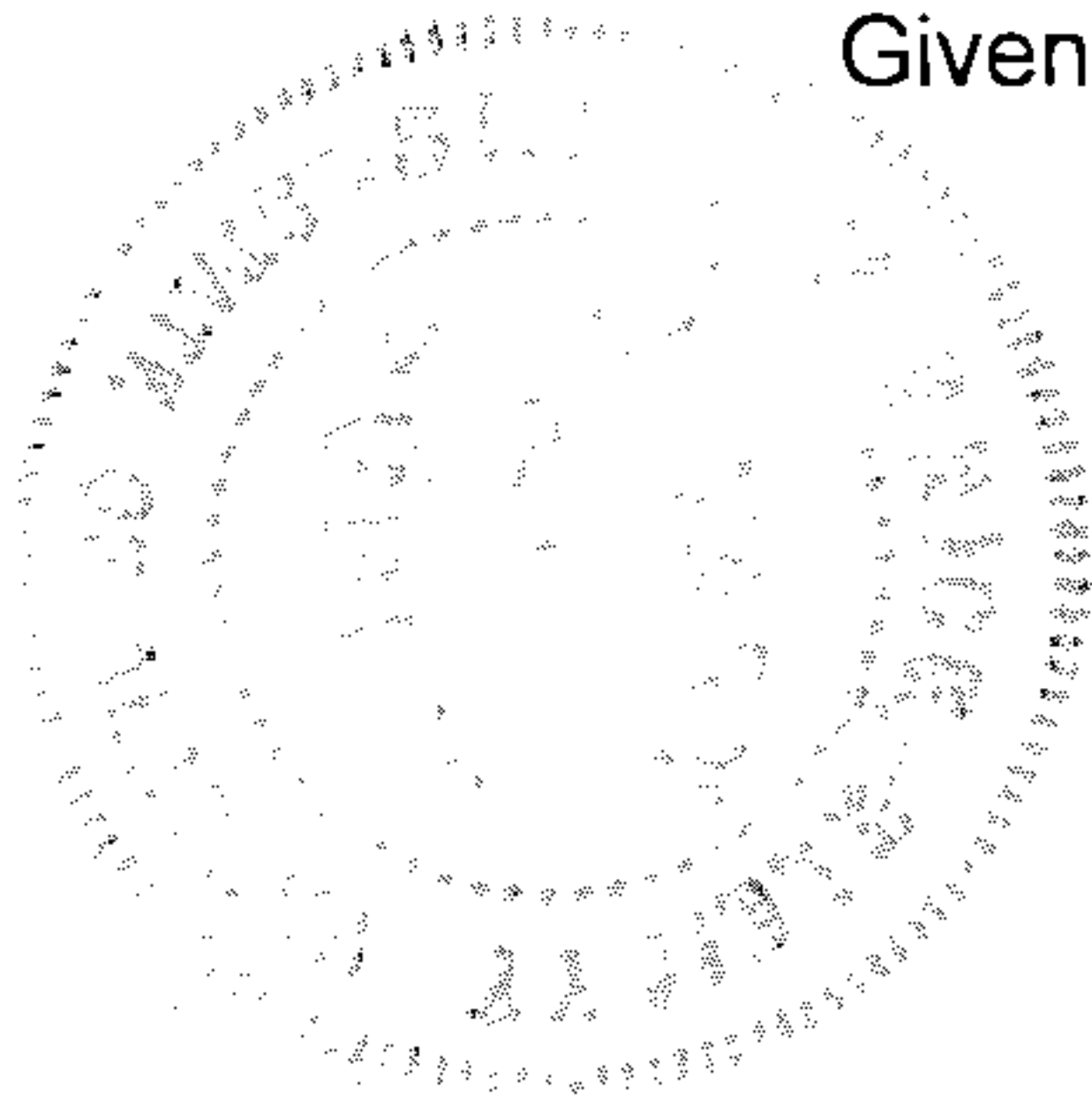
 (Seal)

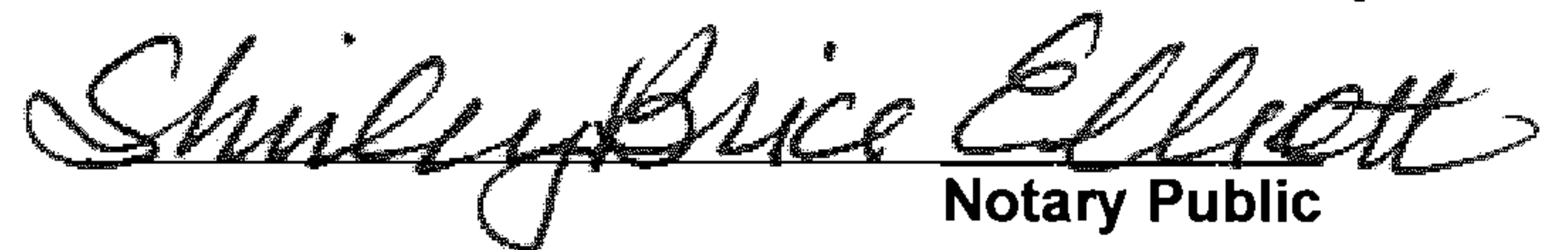
**BY: Catherine Sullivan Oztekin
ITS: Trustee**

STATE OF Alabama
Jefferson COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Catherine Sullivan Oztekin as Trustee of the M.A. Oztekin Management Trust as established under the Last Will and Testament of M.A. Oztekin in Probate Case No. 21BHM01346, Jefferson County, Alabama**, 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 conveyance and with full authority as such **Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2023.




Notary Public

My Commission Expires:

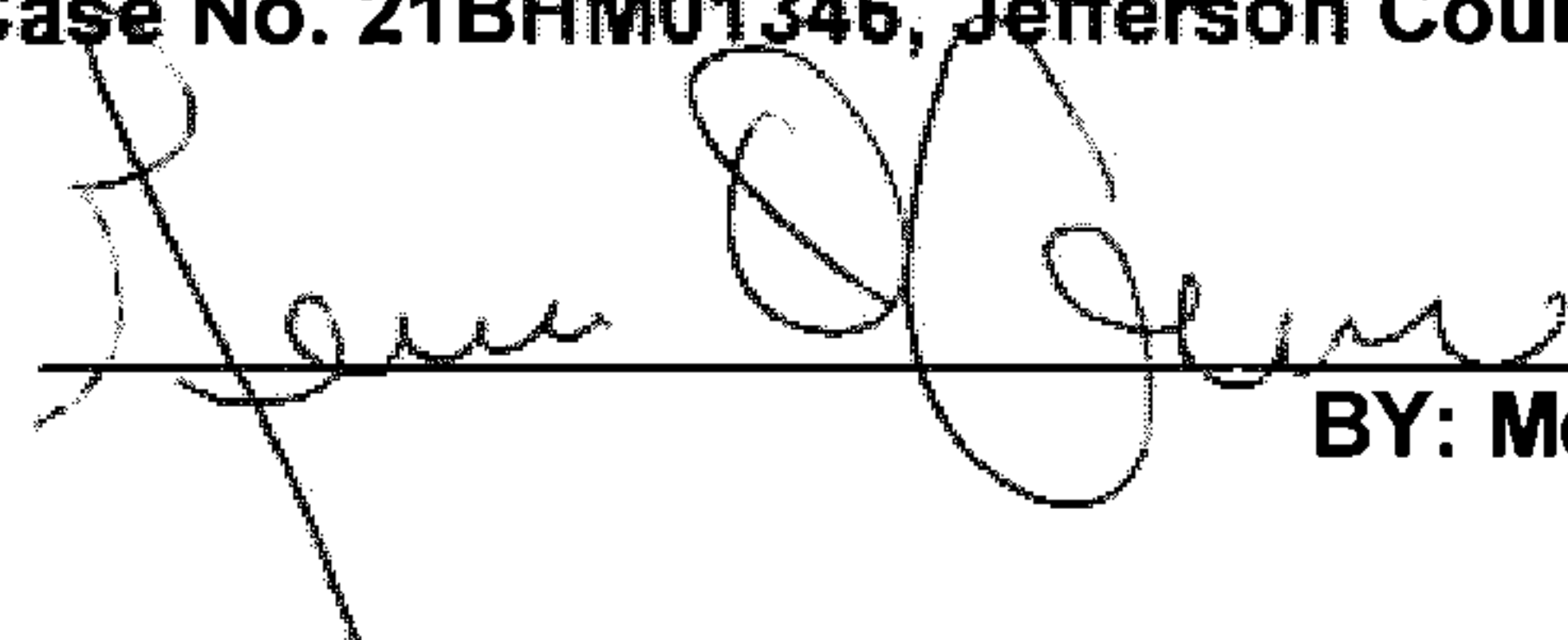


31st

day of July, 2023

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

**M.A. Oztekin Management Trust as established under the
Last Will and Testament of M.A. Oztekin in
Probate Case No. 21BHM01346, Jefferson County, Alabama**

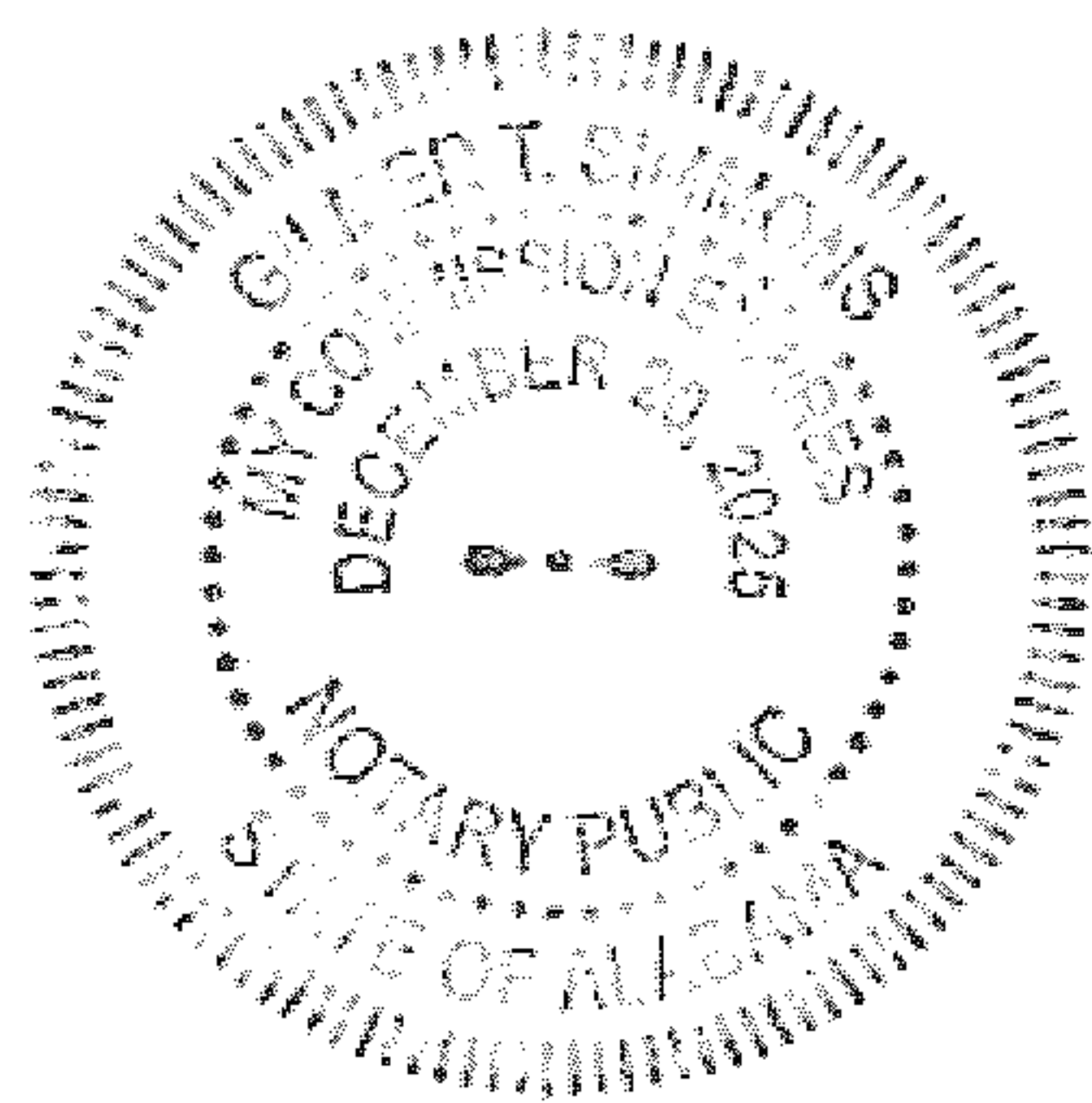
 (Seal)
BY: Mera O. Crews
ITS: Trustee

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Mera O. Crews** as **Trustee** of the **M.A. Oztekin Management Trust as established under the Last Will and Testament of M.A. Oztekin in Probate Case No. 21BHM01346, Jefferson County, Alabama**, 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 conveyance and with full authority as such **Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31st day of July, 2023**.




Notary Public

My Commission Expires: 12/20/2025

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Estate of M.A. Oztekin**Mailing Address: **4301 and 4309 Eagle Point Parkway
Birmingham, Alabama, 35242**Date of Sale: **July 31st, 2023**Property Address: **4301 and 4309 Eagle Point Pkwy
Birmingham, Alabama, 35242**Total Purchase Price: **\$470,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Shri Shayona, LLC**Mailing Address: **1949 Village Drive
Leeds, AL, 35094**

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 Section 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 Section 40-22-1 (h).Date: **7/31/2023**Print: Gilmer T. Zimmerman☐ UnattestedSign: Gilmer T. Zimmerman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

08/08/2023 01:52:21 PM

\$511.00 JOANN

20230808000239540

Alli S. Bevil