

**This instrument prepared by:**  
William C. Byrd, II, Esq.  
Bradley Arant Boult Cummings LLP  
1819 5<sup>th</sup> Avenue North  
Birmingham, Alabama 35203  
(205) 521-8000

Send Tax Notice to:  
Grant's Mill, LLC  
Attn: Price Hightower  
2106 Devereux Circle, Suite 150  
Birmingham, Alabama 35243

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

**Grantors' names and mailing addresses:**

Tiffany Noel Pardue  
28 Springside Road  
Asheville, NC 28803

Britney Louise Pardue  
2019 Pershing Street  
Durham, NC 27705

Melissa Ann Hann  
3600 Granview Road  
Granville, OH 43023

Beth Dillehay Medina  
959 Windom Peak Drive  
Superior, CO 80027

Louise Ann Devers  
451 Tranquil Bay Circle  
Norwood, NC 28128

**Grantee's name and mailing address:**

Grant's Mill, LLC  
2106 Devereux Circle, Suite 150  
Birmingham, Alabama 35243  
Attn: Price Hightower

**Property address:** Huntley Pkwy & Hwy 11, Pelham, AL 35124

**Date of Transaction:** November \_\_\_, 2023

**Purchase Price:** \$2,000,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:  
\_\_\_ Bill of Sale   X   Sales Contract \_\_\_ Closing Statement \_\_\_ Appraisal \_\_\_ Assessed Value \_\_\_ Other

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STATE OF ALABAMA            )

SHELBY COUNTY            )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned **TIFFANY NOEL PARDUE**, a married woman, **BRITNEY LOUISE PARDUE**, a married woman, **MELISSA ANN HANN**, a married woman, **BETH DILLEHAY MEDINA**, a married woman and **LOUISE ANN DEVERS**, a married woman (collectively, the "Grantors"), by **GRANT'S MILL, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (THE "Property")

The Property conveyed does not constitute any part of the Grantors' homestead.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2023 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

The Grantors hereby covenant and agree with Grantee, its successors and assigns, that the Grantors, their successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 27th day of November, 2023.

**GRANTORS:**

Louise Ann Devers  
**LOUISE ANN DEVERS**

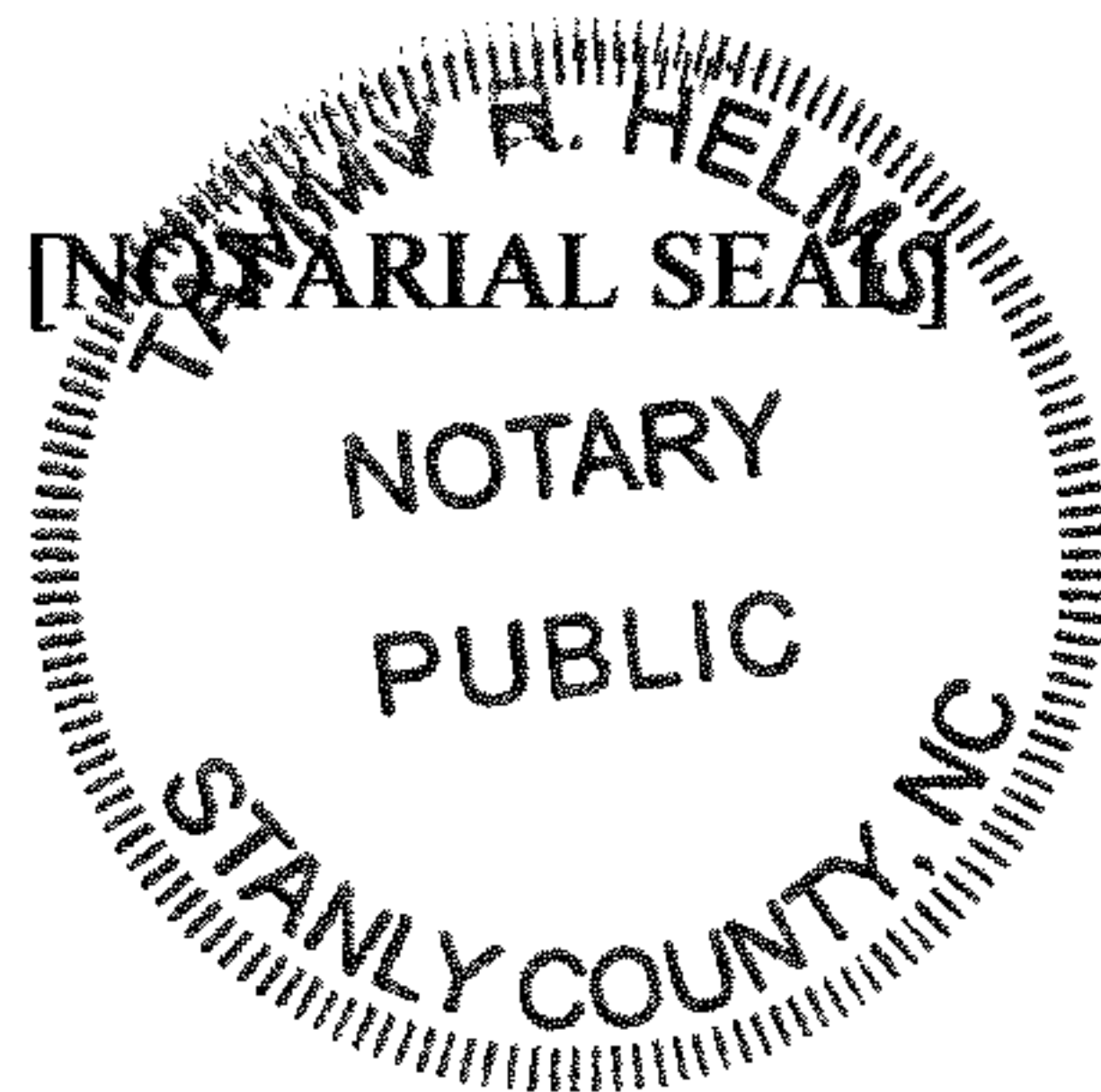
STATE OF NC )  
Stanly COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Louise Ann Devers, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November, 2023.

[Signature]  
Notary Public

My commission expires: Dec 10, 2024



Tiffany Noel Pardue  
**TIFFANY NOEL PARDUE**

STATE OF North Carolina  
Buncombe COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Tiffany Noel Pardue, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, 2023.

Notary Public Jennifer Ann Beaman  
My commission expires: JUNE 1 2027

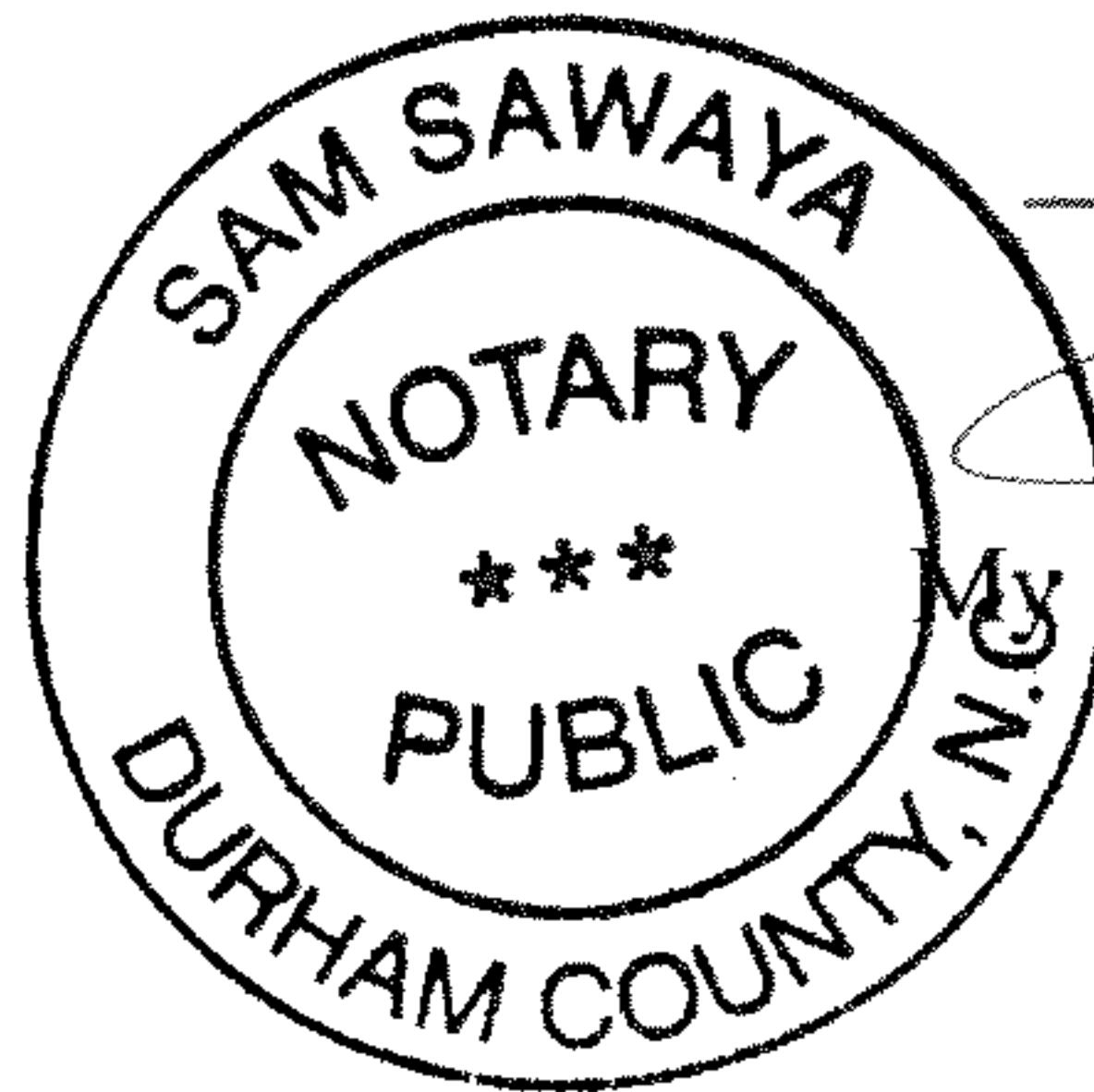
[NOTARIAL SEAL]

**JENNIFER ANN BEAMAN**  
Notary Public  
Buncombe Co., North Carolina  
My Commission Expires June 1, 2027



Given under my hand and official seal this 27<sup>th</sup> day of NOVEMBER, 2023.

[NOTARIAL SEAL]



*Sam Schlegel*  
Notary Public

My commission expires: 07/29/2024

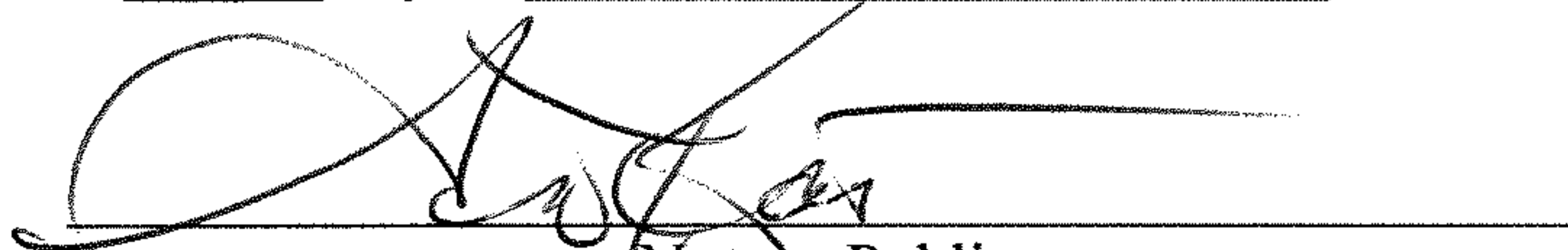


MELISSA ANN HANN

STATE OF OHIO )  
 )  
Lick COUNTY )

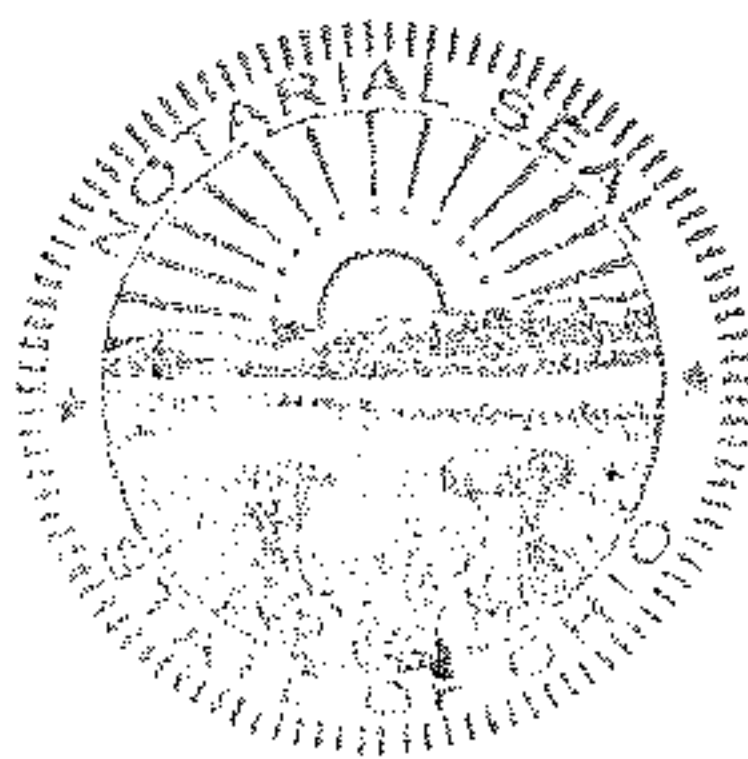
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Melissa Ann Hann, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of NOV, 2023.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: 01-24-2025



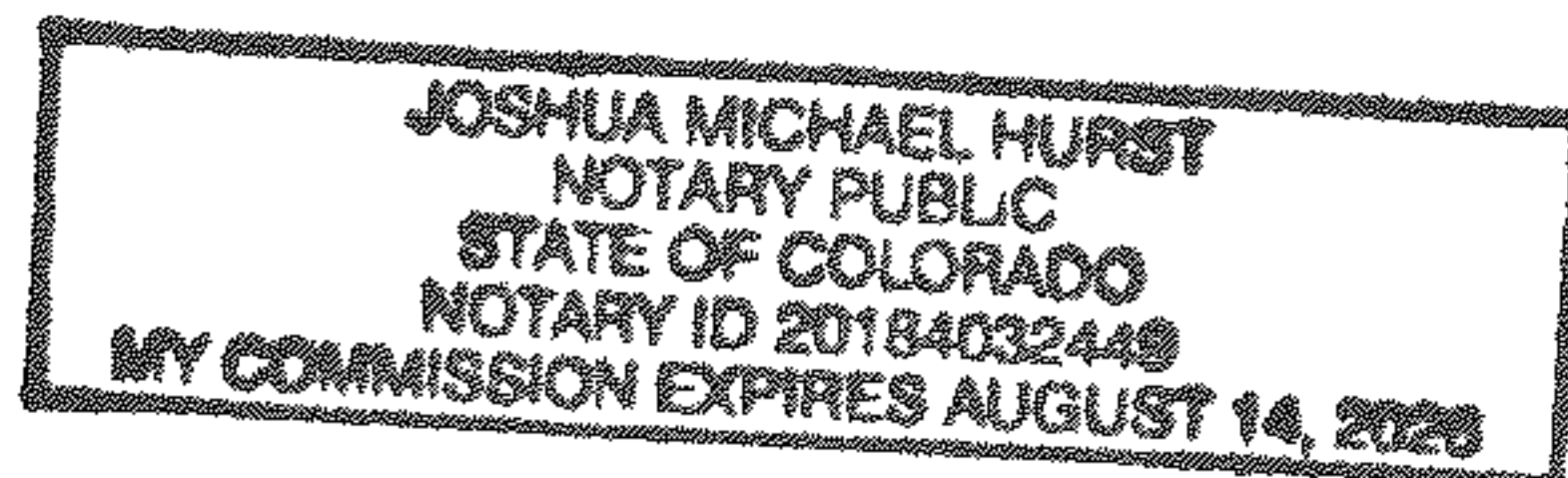
Scott Karnes  
Notary Public, State of Ohio  
My Commission Expires 01-24-2025

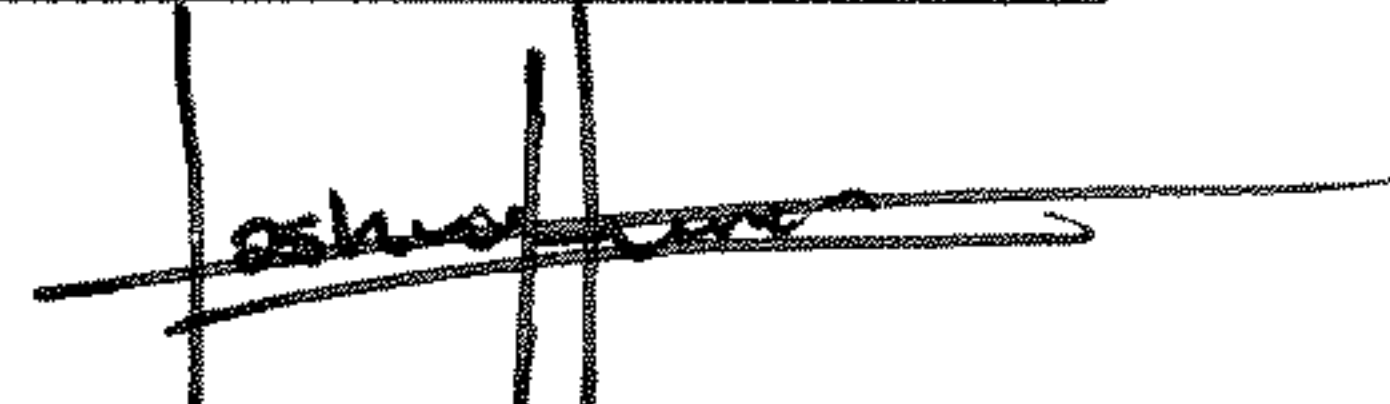
  
BETH DILLEHAY MEDINA

STATE OF Colorado )  
 )  
Boulder COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Beth Dillehay Medina, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November, 2023.



  
Notary Public

[NOTARIAL SEAL]

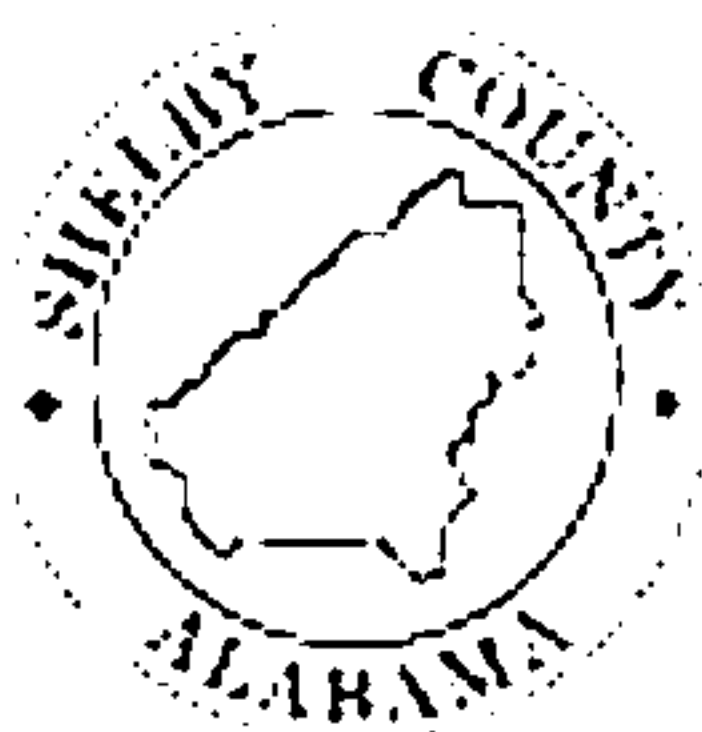
My commission expires: AUGUST 14, 2026

**EXHIBIT A****Legal Description**

Commence at the NW Corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E, a distance of 1320.77'; thence S00°00'00"E, a distance of 1311.08' to the POINT OF BEGINNING; thence N90°00'00"E, a distance of 1114.21' to the Westerly R.O.W. line of Alabama Highway 119, 80' R.O.W.; thence S35°15'47"W and along said R.O.W. line, a distance of 1608.86'; thence S89°20'34"W and leaving said R.O.W. line, a distance of 417.88' to the Easterly

R.O.W. line of Huntley Parkway, 60' R.O.W., said point being the beginning of a non-tangent curve to the right, having a radius of 470.00, a central angle of 35°30'03", and subtended by a chord which bears N16°51'21"W, and a chord distance of 286.58; thence along the arc of said curve and said R.O.W. line, a distance of 291.22'; thence N01°03'54"E and along said R.O.W. line, a distance of 1044.36'; thence N90°00'00"E and leaving said R.O.W. line, a distance of 296.17' to the POINT OF BEGINNING.

Said Parcel containing 28.75 acres, more or less.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/30/2023 02:39:06 PM  
\$2046.00 BRITTANI  
20231130000347000

*Allen S. Bayl*