

\$670,000 of the purchase prices is being paid by a purchase money mortgage.

Grantor's Name:	Goebler Properties, LLC	Grantee's Name:	135 Riverchase Parkway E LLC
Mailing Address:	786 County Road 267 Cullman, AL 35057	Mailing Address:	135 Riverchase Parkway E. Hoover, AL 35244
Property Address:	135 Riverchase Parkway E. Hoover, AL 35244	Date of Sale:	December 13, 2023
		Total Purchase Price	<u>\$800,000.00</u>
		or	
		Actual Value	\$ _____
	or	Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

This Instrument Was Prepared By:

Michael B. Odom
Phelps Dunbar LLP
2001 Park Place North, Suite 700
Birmingham, Alabama 35203

Send Tax Notice To:

135 Riverchase Parkway E LLC
135 Riverchase Parkway E.
Hoover, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eight Hundred Thousand and 00/100 DOLLARS (\$800,000.00) and other good and valuable consideration to the undersigned Grantor, **GOEHLER PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **135 RIVERCHASE PARKWAY E LLC**, an Alabama limited liability company ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Riverchase Properties, First Addition to Riverchase, as recorded in Map Book 8, Page 132, in the Probate Office of Shelby County, Alabama.

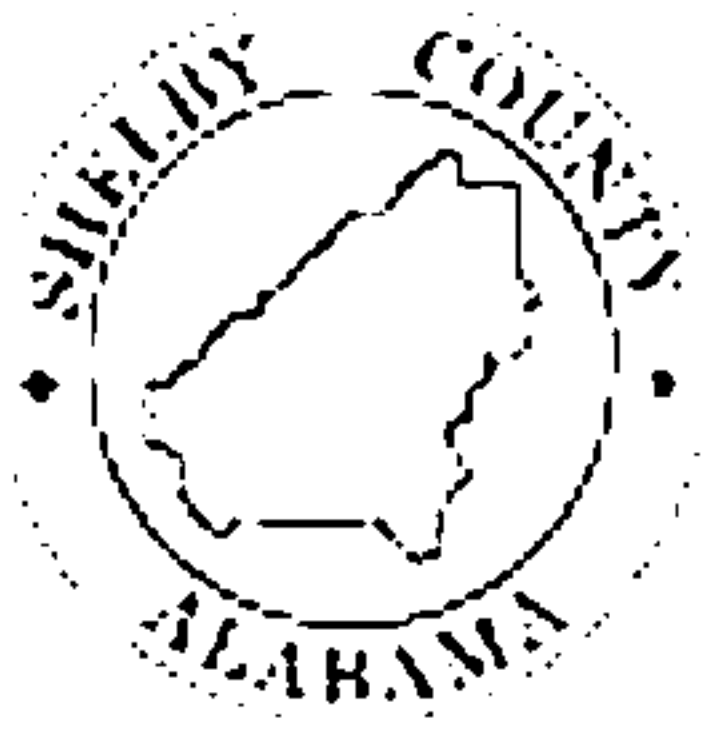
SUBJECT TO:

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
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.
4. Land use agreement recorded in Misc. Vol. 19, Page 690.
5. Right-of-way granted to Alabama Power Company recorded in Volume 353, Page 987.
6. Restrictions contained in Misc. Vol. 13, Page 50, Misc. Vol. 15, Page 189, Misc. Vol. 19, Page 633, and Vol. 345, Page 245, and corrected by Vol. 342, Page 802.

TO HAVE AND TO HOLD, Unto the Grantee, its successors and assigns.

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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

[Signature Page to Follow]



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/15/2023 10:14:31 AM
 \$158.00 JOANN
 20231215000360710

Allen S. Bayl

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 13th day of December, 2023.

GOEHLER PROPERTIES, LLC

By: *Hugh Frank Jones, Jr.*
 Hugh Frank Jones, Jr.
 Its: Member

By: *Jackie P. Jones*
 Jackie P. Jones
 Its: Member

STATE OF ALABAMA)
 JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Hugh Frank Jones, Jr., whose name as Member of Goehler Properties, LLC, 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, he, as such Member and with full authority, executed the same voluntarily for and as the act of Goehler Properties, LLC.

Given under my hand and official seal this 13th day of December, 2023.



M. B. Odom
 Notary Public
 My Commission Expires: 11-2-2026

STATE OF ALABAMA)
 JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Jackie P. Jones, whose name as Member of Goehler Properties, LLC, 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, as such Member and with full authority, executed the same voluntarily for and as the act of Goehler Properties, LLC.

Given under my hand and official seal this 13th day of December, 2023.



M. B. Odom
 Notary Public
 My Commission Expires: 11-2-2026

Signature Page to
 Statutory Warranty Deed