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STATE OF ALABAMA
SHELBY COUNTY

Return to:
Albertelli Law
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

Mail Tax Statements to:
Southern luxe Holdings LLC
2225 Sichel Street
Los Angeles, CA 90031

File #: AAL23-69053.02

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of two hundred twenty nine thousand and 00/100 (\$229,000.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, MidFirst Bank, whose post office address is 999 N.W. Grand Blvd. Oklahoma City, OK 73118 , (herein referred to as Grantor), does hereby grant, bargain, sell and convey to Southern luxe Holdings LLC, whose address is 2225 Sichel Street, Los Angeles, CA 90031 , (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 1716 King James Drive, Alabaster, AL 35007
Parcel ID: 13 7 26 1 001 008.064

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 14th day of December, 2023.

Amenda Shirley
Witness

Amenda Shirley
Printed Name

[Signature]
Witness

Nicole Fisher
Printed Name

STATE OF Oklahoma }

COUNTY OF Oklahoma }

MidFirst Bank

By: [Signature]

Title: Vice President

Printed Name: Josh Mills



I, a Notary Public, in and for said County in said State, hereby certify that Josh Mills whose name as Vice President of MidFirst Bank is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 14 day of December, 2023.



[Signature]
NOTARY PUBLIC

Print Name Kayla Baird

My Commission Expires: 06/16/27

Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

EXHIBIT “A”

Lot 6, according to the Survey of King’s Meadow, first Sector, as recorded In Map Book 9, Page 167 and amended in Map Book 10, Page 12, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name MidFirst Bank
 Mailing Address _____
999 N.W. Grand Blvd.
Oklahoma City, OK 73118

Grantee's Name Southern luxe Holdings LLC
 Mailing Address _____
2225 Sichel Street
Los Angeles, CA 90031

Property Address 1716 King James Drive
Alabaster, AL 35007

Date of Sale 12-11-2023
 Total Purchase Price \$ 229,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/05/2024 11:30:55 AM
 \$32.00 BRITTANI
 20240105000005300

Allen S. Byrd

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 _____
☐ 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 § 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 12-11-23

Print Josh Mills Vice President

☒ Unattested _____
 (verified by)

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1