

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Key 7 Management Services, LLC
2195 Parkway Lake Drive
Birmingham, Alabama 35244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this January 24, 2024, That for and in consideration of **ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 (\$1,500,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **SUNSHINE, LLC, an Alabama limited liability company,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **KEY 7 MANAGEMENT SERVICES, LLC,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Part of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 West, thence run West along the South line of said Section 19 for a distance of 3471.23 feet to a point; thence turn 90 degrees right and run Northerly for a distance of 364.58 feet to a point; thence turn 77 degrees 37 minutes 30 seconds right and run Northeasterly 516.68 feet to the point of beginning; thence turn 93 degrees 11 minutes 44 seconds right and run Southerly 391.61 feet to its intersection with the Northerly right of way line of Parkway Lake Drive; thence turn 75 degrees 59 minutes 31 seconds left and run Easterly along said Northerly right of way line 83.39 feet to the point of beginning of a curve to the left, said curve having a central angle of 26 degrees 00 minutes 00 seconds and a radius of 570 feet; thence run along the arc of said curve in an Easterly and Northeasterly direction 258.66 feet to an iron pin; thence turn 99 degrees 16 minutes 37 seconds left from the chord of the last described curve, if extended, and run Northwesterly 436.17 feet to an iron pin; thence turn measured 84 degrees 55 minutes 35 seconds left and run Southwesterly 275.00 feet to the point of beginning.

ALSO KNOWN AS:

Lot 1, according to the Survey of Snap-On Tools Addition to Riverchase, as recorded in Map Book 14, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.

2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 14, Page 1.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 24, 2024.

GRANTOR:

Sunshine, LLC

By: R. Wayne Lagle, Member-Manager

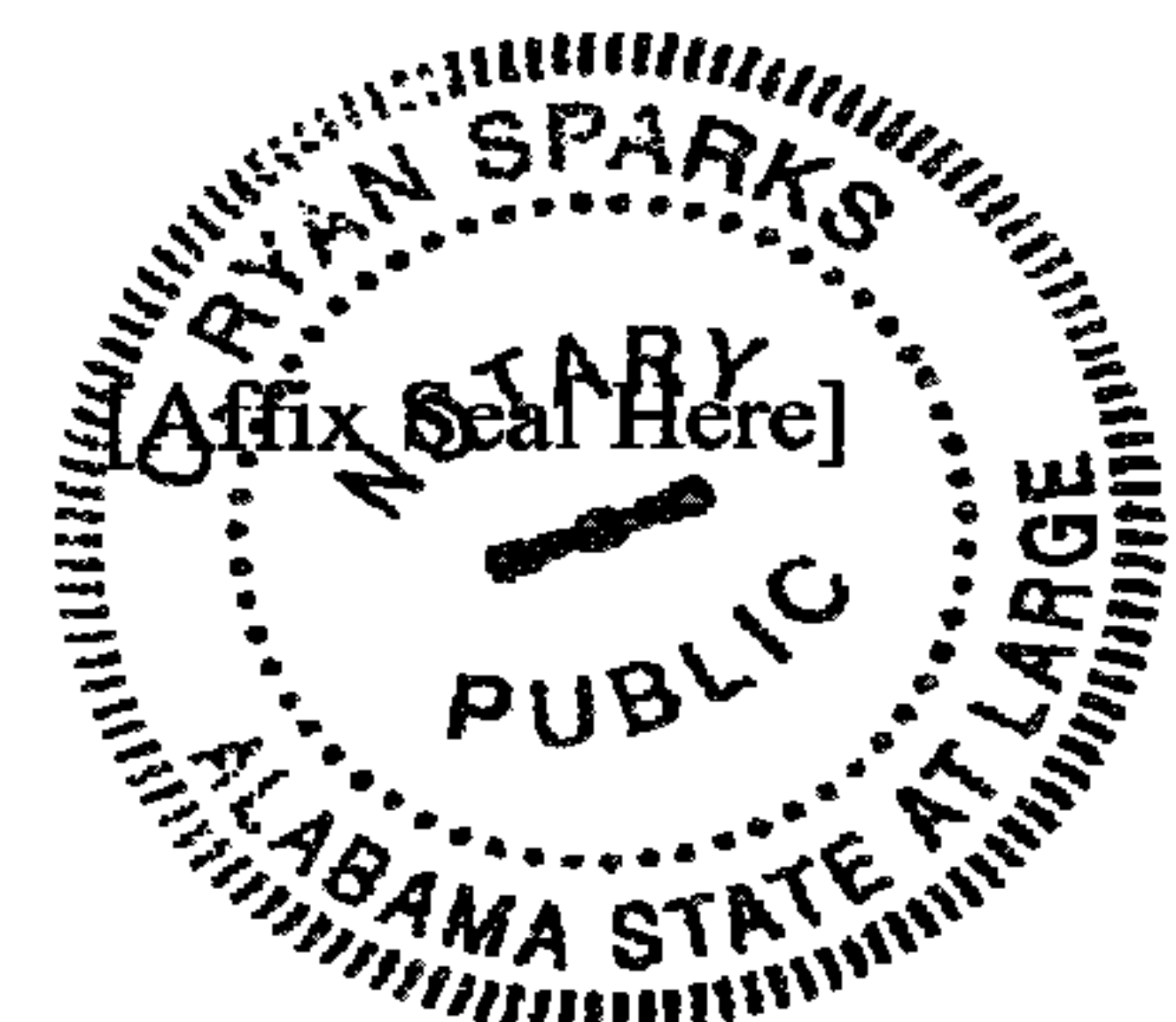
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that R. Wayne Lagle as Member-Manager of Sunshine, LLC, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, R. Wayne Lagle as Member-Manager of Sunshine, LLC executed the same voluntarily with full authority as Member-Manager of said company, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 24, 2024.

C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/29/2024 10:33:31 AM
 \$1528.00 JOANN
 20240129000021480

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sunshine, LLC
 Mailing Address _____
2575 Indian Crest Drive
Pelham, AL 35124

Grantee's Name Key 7 Management Services, LLC
 Mailing Address _____
2183 Parkway Lake Drive
Hoover, AL 35244

Property Address 2195 Parkway Lake Drive
Birmingham, AL 35244

Date of Sale 1/24/24
 Total Purchase Price \$ 1,500,000.00
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 1/24/24

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1