

Prepared by, and please return when executed to:

R. Rhett Owens
Bodewell, LLP
1286 Oak Grove Road, Suite 200
Birmingham, AL 35209

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS INDENTURE is made this 1st day of February, 2024, between **GBL INVESTMENTS, LLC**, an Alabama limited liability company ("Grantor"), and **THOMAS J. DECHANT, AS TRUSTEE OF THE THOMAS J. DECHANT SEPARATE PROPERT TRUST, U/A/ DATED AUGUST 18, 2006** ("Grantee") (the terms "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and 0/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, unto Grantee, its successors and assigns:

All of that certain tract or parcel of land being more particularly described on Exhibit "A" attached hereto and incorporated herein (which said tract or parcel of land shall sometimes hereinafter be referred to as the "Property").

This instrument is expressly made subject to the matters set forth in Exhibit "B," attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, its successors and assigns, forever **IN FEE SIMPLE**.

THAT GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above and/or herein; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to said GRANTEE, its successors and assigns forever, against the lawful claims of all persons claiming title to or an interest in said premises by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto caused this Indenture to be executed under seal, this day and year above written.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

GBL INVESTMENTS, LLC,
an Alabama limited liability company

George B. Long
By: George B. Long
Its: President

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Long, whose name as Sole Member of GBL Investments, LLC, an Alabama limited liability company, 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 sole member of GBL Investments, LLC, an Alabama limited liability company, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 12 day of February, 2024.

[SEAL]

Nicole Teal Morris
NOTARY PUBLIC
My Commission Expires: 3/28/2026

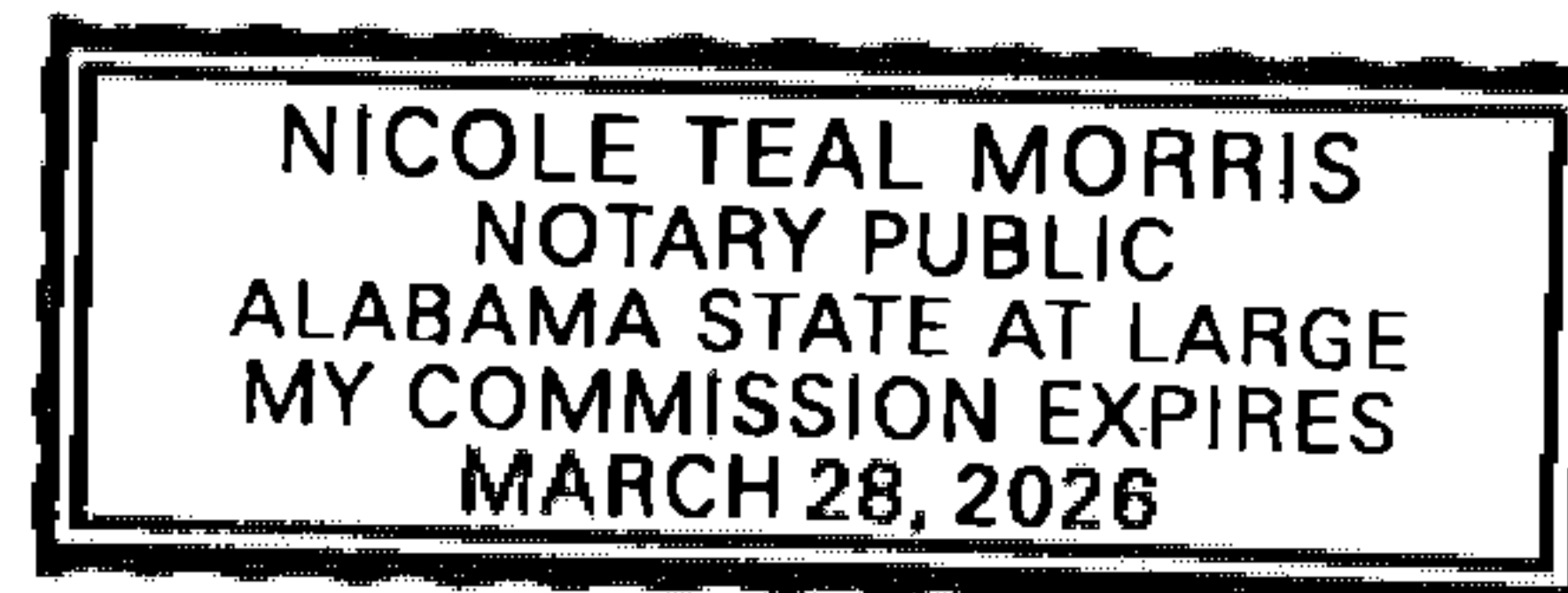
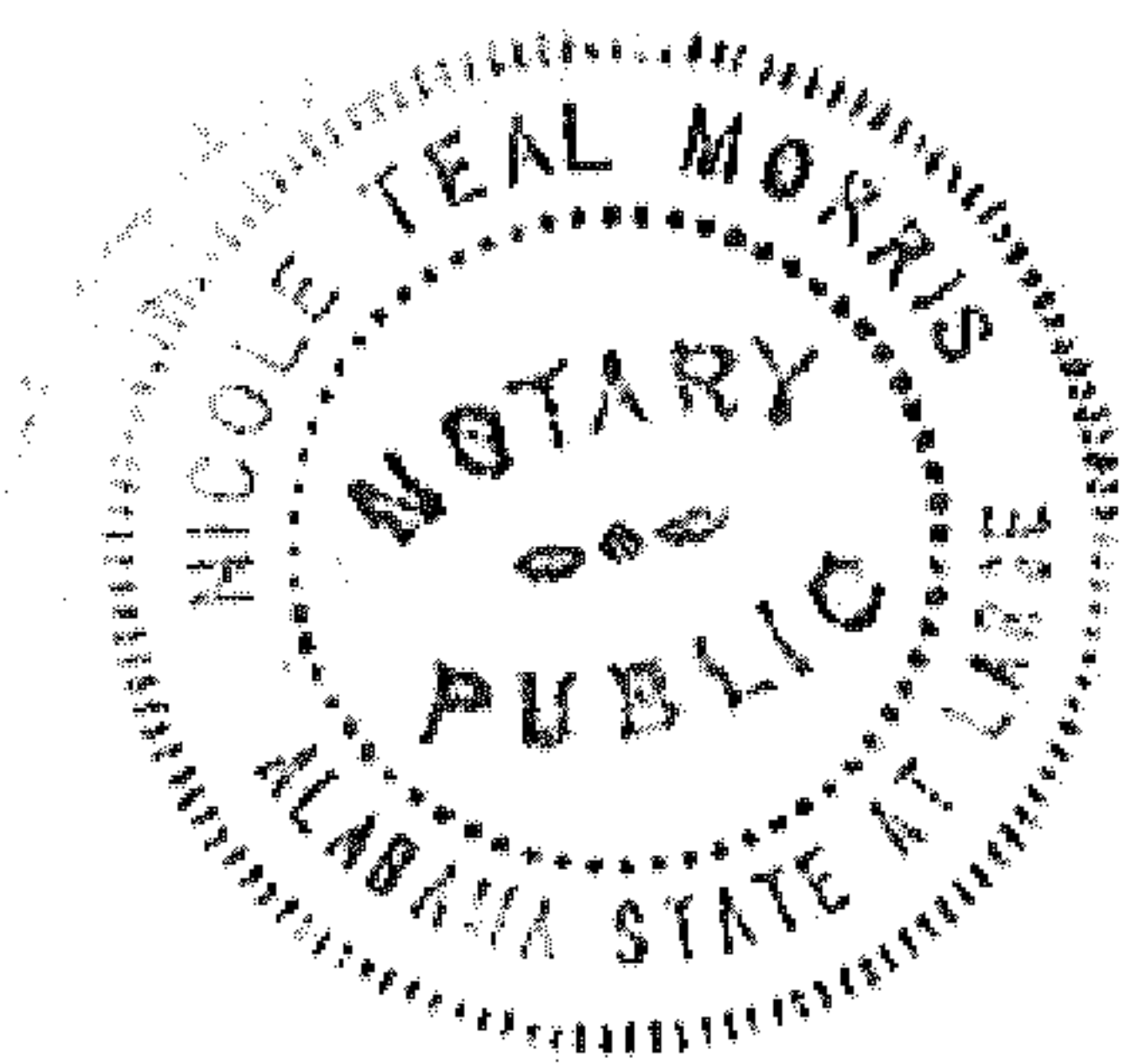


EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 2, according to the Survey of Alabaster-Montevallo Subdivision, as recorded in Map Book 48, page 12, in the Probate Office of Shelby County, Alabama.

Together with rights granted in that Declaration of Reciprocal Easements and Restrictions recorded in Instrument 20170717000255600, First Amendment recorded in Instrument 20170717000255610, in the Probate Office of Shelby County, Alabama.

Together with rights granted in that certain Access Easement Agreement recorded in Instrument 20170717000255620, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. The Property conveyed via this Statutory Warranty Deed is conveyed **“AS IS, WHERE IS, WITH ALL FAULTS.”**
2. All taxes for the year 2024 and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.
5. Such state of facts as shown on record subdivision plat recorded in Map Book 48, page 12, Shelby County records.
6. Declaration of Reciprocal Easements and Restrictions recorded in Instrument 20170717000255600 and 1st Amendment recorded in Instrument 20170717000255610, in the Probate Office of Shelby County, Alabama.
7. Declaration of Restrictive Covenants as recorded in Instrument 20171215000448190, in the Probate Office of Shelby County, Alabama.
8. Easement created by Easement Deed by Court Order recorded in Instrument 20120217000059230 in the Probate Office of Shelby County, Alabama
9. Release of Damages as recorded in Instrument 20150807000273340, in the Probate Office of Shelby County, Alabama.
10. Release of Damages as recorded in Instrument 20150807000273340, in the Probate Office of Shelby County, Alabama.
11. Less and except any part conveyed to the State of Alabama referenced in Instrument 2000-1573, in the Probate Office of Shelby County, Alabama.
12. Easement to Alabama Power Company recorded in Instrument 20160926000350010; Instrument 20171109000406650 and Instrument 20171109000406680.
13. Access Easement Agreement recorded in Instrument 201707117000255620, in the Probate Office of Shelby County, Alabama.
14. Rights of tenants in possession, as tenants only, under any unrecorded leases.

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

Grantor's Name GBL Investments, LLC
Mailing Address 5604 Northridge Circle
Hoover, Alabama 35244

Grantee's Name Thomas J. Dechant, Trustee, Thomas J. Dechant
Mailing Address Separate Property Trust, U/A dated August 18, 2006
2835 N 24th Place
Phoenix, Arizona 85008

Property Address 9940 Highway 119
Alabaster, Alabama 35007

Date of Sale February 2, 2024
Total Purchase Price \$ 1,335,000.00

Filed and Recorded
 Official ~~Public Records~~
 Judge of Probate, Shelby County Alabama, County
 Clerk

or
Actual Value \$

or
Assessor's Market Value \$



Shelby County, AL
 02/02/2024 01:30:40 PM
 \$1369.00 JOANN
 20240202000027780

The purchase price or actual value claimed or Actual Value in 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). DBL

Date 2-1-24

Print George B. Long

☐ Unattested

Sign George B. Long

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1