

Prepared By:
Matthew G. Garmon, Esq.
427 2nd Avenue SW, Suite 202
Cullman, AL 35022

Grantee's Address:
2056 Cahaba Crest Drive
Birmingham, AL 35242

Property Address:
5000 Southlake Park
150
Birmingham, AL 35244

Grantor's Address:
3110 Whitehall Road
Homewood, AL 35209

Purchase Price \$500,000.00
Evidenced by Settlement Statement

Close Date: February 2, 2024

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Byrom Properties, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Gunslinger Properties, L.L.C., an Alabama Limited Liability Company** (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 150, Building 5000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Instrument No. 20080731000309270 and amended by First Amendment recorded in Instrument No. 20081211000463630 and by Second Amendment recorded in Instrument No. 20090928000368020 and Third Amendment recorded in Instrument No. 20091030000406130 and Fourth Amendment recorded in Instrument No. 20101119000389370 in the Probate Office of Shelby County, Alabama, (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, page 43, Map Book 40, page 118, Map Book 41, page 73 and Map Book 41, page 79 and Map Book 42, page 31 in said Probate Office); the By-Laws of Southlake Park as referred to in said Declaration of Condominium in Exhibit "B", together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise initiated.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the successors and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the successors and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's successors and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Byrom Properties, LLC by its Members/Managers, who is/are authorized to execute this conveyance, has/have hereto set signature(s) and seal, this the 2 day of February, 2024.

Byrom Properties, LLC, an Alabama Limited Liability Company

By: Marty Byrom
Marty Byrom, Member/Manager

By: B R E Investments, LLC

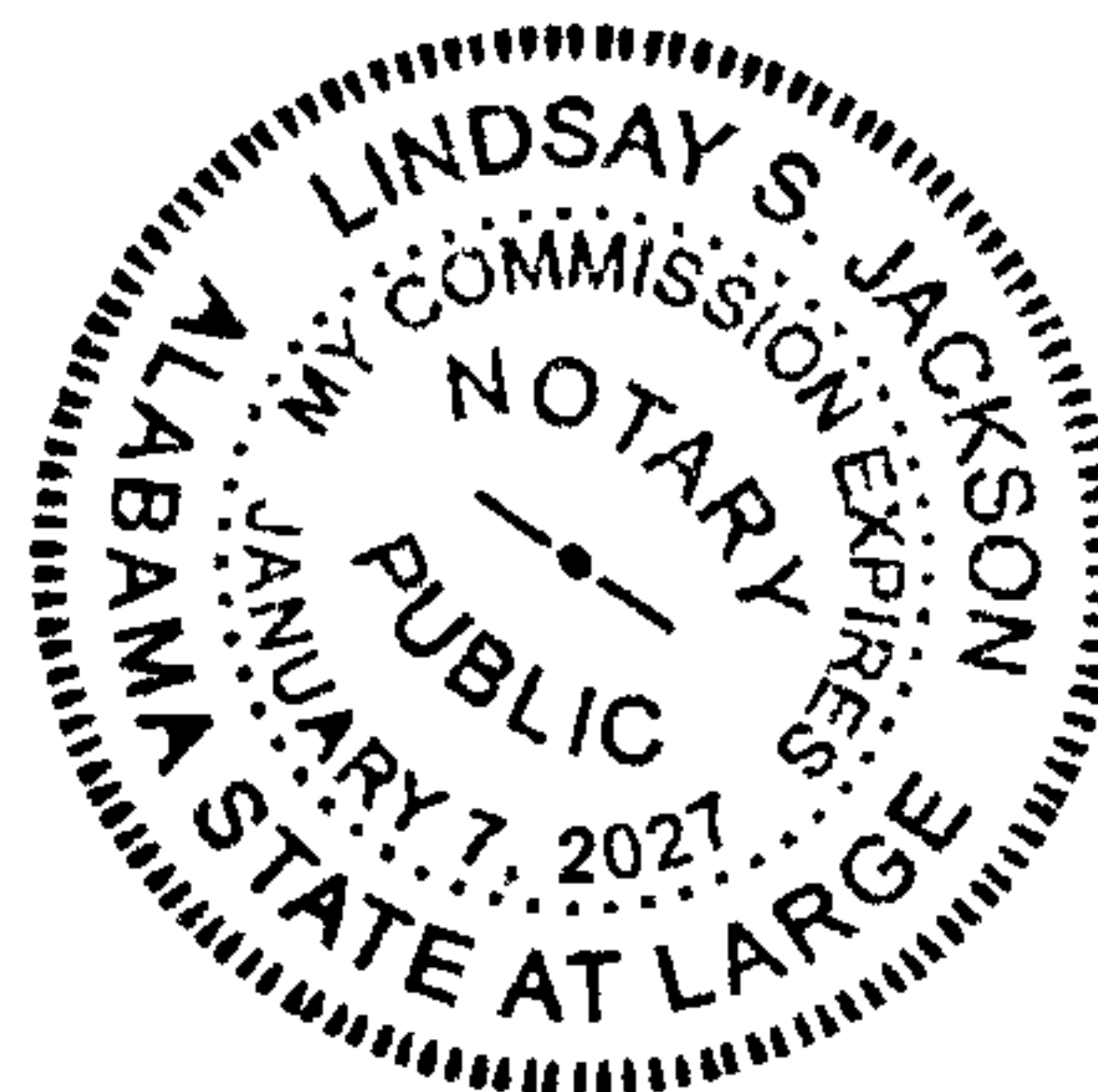
By: Colt L Byrom
Colt L. Byrom, its Member/Manager

STATE OF ALABAMA
COUNTY OF CLAY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Marty Byrom, Member/Manager of Byrom Properties, LLC and B R E Investments, LLC, Member/Manager of Byrom Properties, LLC, by Colt L. Byrom, its Member/Manager, whose name(s) as Members/Managers of Byrom Properties, LLC, is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such officer(s) and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2 day of February, 2024.

Lindsay S. Jackson
Notary Public
My Commission Expires: 1/7/27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/05/2024 11:06:12 AM
 \$528.00 PAYGE
 20240205000028350

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Byrom Properties, LLC</u>	Grantee's Name	<u>Gunslinger Properties, L.L.C.</u>
Mailing Address	<u>3110 Whitehall Road</u> <u>Homewood, AL 35209</u>	Mailing Address	<u>2056 Cahaba Crest Drive</u> <u>Birmingham, AL 35242</u>
Property Address	<u>5000 Southlake Park</u> <u>150</u> <u>Birmingham, AL 35244</u>	Date of Sale	<u>February 2, 2024</u>
		Total Purchase Price	<u>500,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 February 2, 2024

Print Lindsay Jackson

☐ Unattested _____
 (verified by)

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