

STATE OF ALABAMA
SHLEBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **AIM CHELSEA DEVELOPMENT, LLC**, a Texas limited liability company ("Grantor"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **HUANG FAMILY, LLC**, a California limited liability company ("Grantee"), its successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) any matters which a current survey or inspection of the Property would reveal, (4) any and all rights, title and interests arising out of any prior grants and reservations of oil, gas, coal and other minerals affecting the Property, and (5) all such matters set forth on **EXHIBIT B** attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, **FOREVER**.

IN WITNESS WHEREOF, **AIM CHELSEA DEVELOPMENT, LLC**, a Texas limited liability company, has caused this instrument to be executed in its name and behalf by Stephen Brown, its duly authorized manager, and its seal affixed on this the 1st day of March, 2024.

[EXECUTION AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

THIS INSTRUMENT PREPARED BY:

Lee M. Russell, Jr.
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000
4893-4267-6645.v1

AIM CHELSEA DEVELOPMENT, LLC (SEAL)
a Texas limited liability company

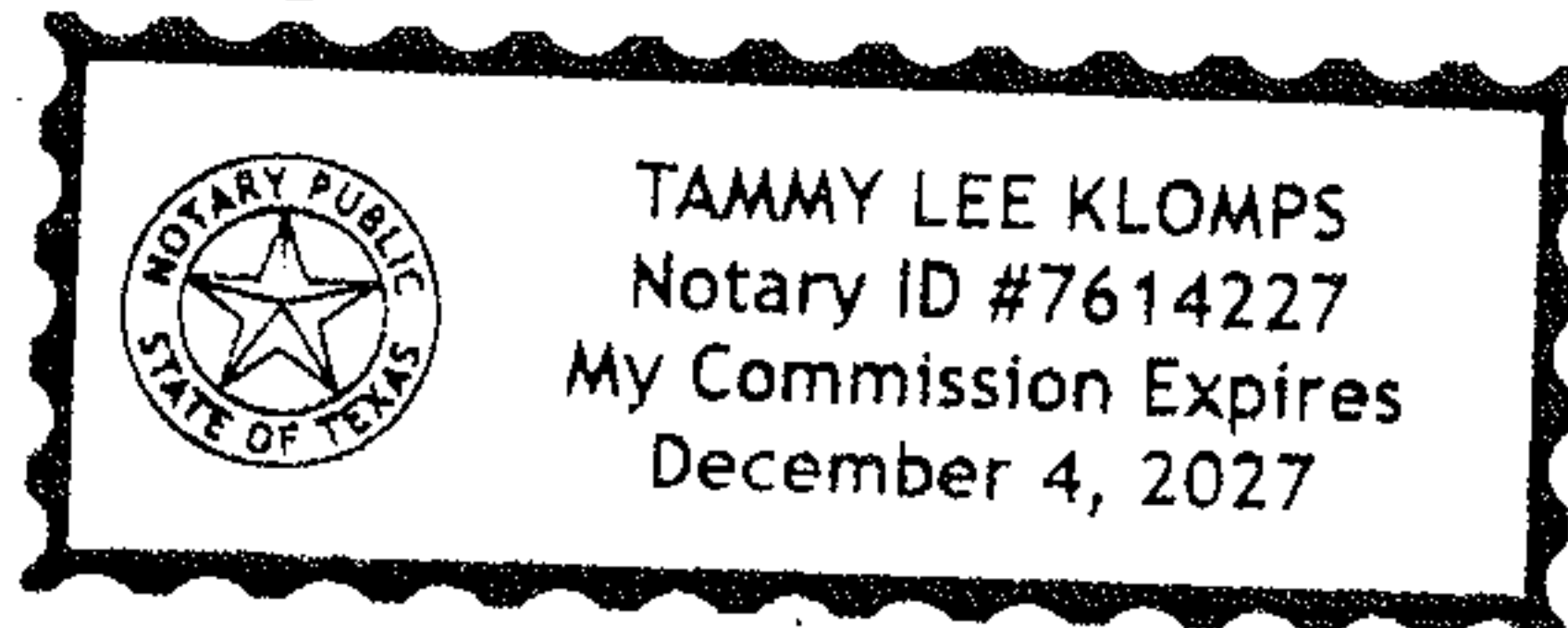
By:  (L.S.)
Stephen P. Brown
Its Manager

STATE OF 
 COUNTY

I, the undersigned Notary Public in and for said jurisdiction, hereby certify that Stephen P. Brown, whose name as Manager of **AIM CHELSEA DEVELOPMENT, LLC**, a Texas 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 said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company as of the date hereof.

GIVEN under my hand on this the 27th day of February, 2024.

[SEAL]




NOTARY PUBLIC
My commission expires: 12/04/2027

EXHIBIT A

(legal description)

Lot 2B-1 according to the Map as recorded in Instrument Number 20220617000244600 and Map Book 56, Page 44 in the Probate Office of Shelby County, Alabama, of the Final Plat Resurvey of Lots 2A and 2B according to the Resurvey of Lot 2 Apple of North Alabama, Inc. Addition to Chelsea as recorded in Map Book 40 Page 124 Shelby County Alabama.

EXHIBIT B
(Permitted Exceptions)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water.
6. Any lien, or right to a lien, for services, labor, or materials unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
9. Covenants, Easements, setbacks, restrictions, and other matters shown on (i) Apple of North Alabama, Inc. Addition to Chelsea, said map being recorded in Map Book 40, at Page 51, Instrument #20080806000315120; (ii) Resurvey Lot 2 Apple of North Alabama, Inc. Addition to Chelsea, said map being recorded in Map Book 40, Page 124, Instrument #20090105000002880; and, (iii) Final Plat, Resurvey of Lots 2A and 2B according to the Resurvey Lot 2 Apple of North Alabama, Inc. Addition to Chelsea, said map being recorded in Map Book 56, Page 44, Instrument #20220617000244600.
10. Right of Way Deed in favor of the City of Chelsea recorded October 6, 2021 as Instrument #20211006000487330.
11. Easement in favor of Alabama Power Company recorded October 4, 2022 as Instrument #20221004000379370.
12. Rights of tenants in possession, as tenants only, under 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	<u>AIM CHELSEA DEVELOPMENT, LLC</u>	Grantee's Name	<u>HUANG FAMILY, LLC</u>
Mailing Address	<u>5801 Tennyson Parkway, Suite 150</u> <u>Plano, Texas 75024</u>	Mailing Address	<u>903 Arnold Way</u> <u>Menlo Park, California 94025</u>
Property Address	<u>45 Chesser Park Dr.</u> <u>Chelsea, Alabama 35043</u> <u>Tax Parcel No.</u> <u>09 8 27 0 001 001.017</u>	Date of Sale	<u>March 1</u> , 2024
		Total Purchase Price	<u>\$4,138,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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).

AIM CHELSEA DEVELOPMENT, LLC (SEAL)
a Texas limited liability company

By:  (L.S.)

Stephen Brown
Its Manager

(Grantor/Grantee/Owner/Agent) circle one

DATE: March 1, 2024

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 08:19:49 AM
\$2622.00 BRITTANI
20240304000057360

Allen S. Bayal