

This Instrument prepared by:

Coleman Talley LLP
109 S. Ashley Street
Valdosta, GA 31601
File No.: 12000.090

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

Grantor's name and mailing address:

Forest Park Specialties, LLC (aka Forest Park Specialty, LLC)
c/o Gibson & Anderson Construction
2539 Rocky Ridge Road
Birmingham, Alabama 35243

Grantee's name and mailing address:

Seth Davis Gardens, LP
404 E. McKinney Ave.
Albertville, Alabama 35950
Atlanta, GA 30339

Property address: 5599 Smokey Road Calera, Alabama 35040

Date of Transaction: February 29, 2024

Purchase Price: \$430,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Assessed Value ☐ Other

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that **FOREST PARK SPECIALTY, L.L.C., a/k/a "Forest Park Specialties, LLC,"** an Alabama limited liability company (the "Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **SETH DAVIS GARDENS, LP**, an Alabama limited partnership (the "Grantee"), subject to the matters hereinafter set forth, the real property situated in Shelby County, Alabama, described as follows (the "Property"):

See Exhibit A attached hereto.

This conveyance is subject to, and there is excepted from the warranty of this conveyance, the following exceptions (collectively, the "Exceptions"): (a) taxes and assessments for the year 2022 and subsequent years not yet due and (b) each of the items listed on Exhibit B attached hereto.

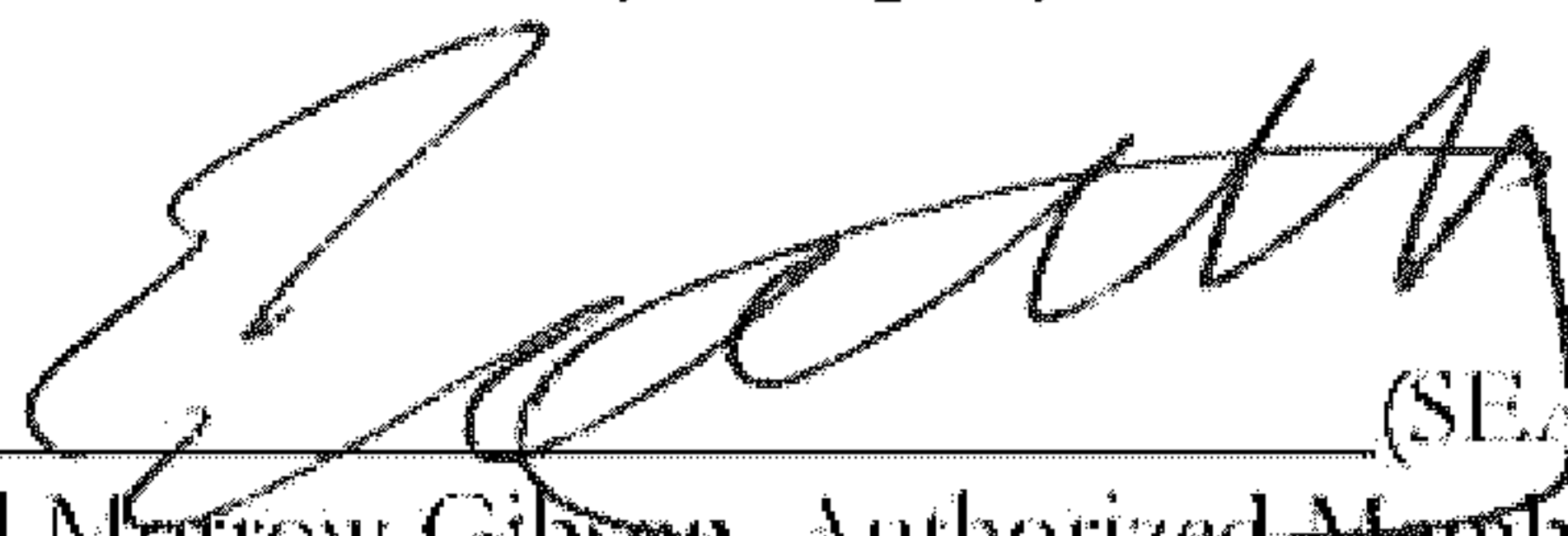
TO HAVE AND TO HOLD the Property, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, unto Grantee, its successors and assigns forever; subject, however, to the Exceptions.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed under hand and seal on or as of the 27th day of February, 2024.

GRANTOR:

FOREST PARK SPECIALTY, LLC,
a/k/a Forest Park Specialties, LLC,
an Alabama limited liability company

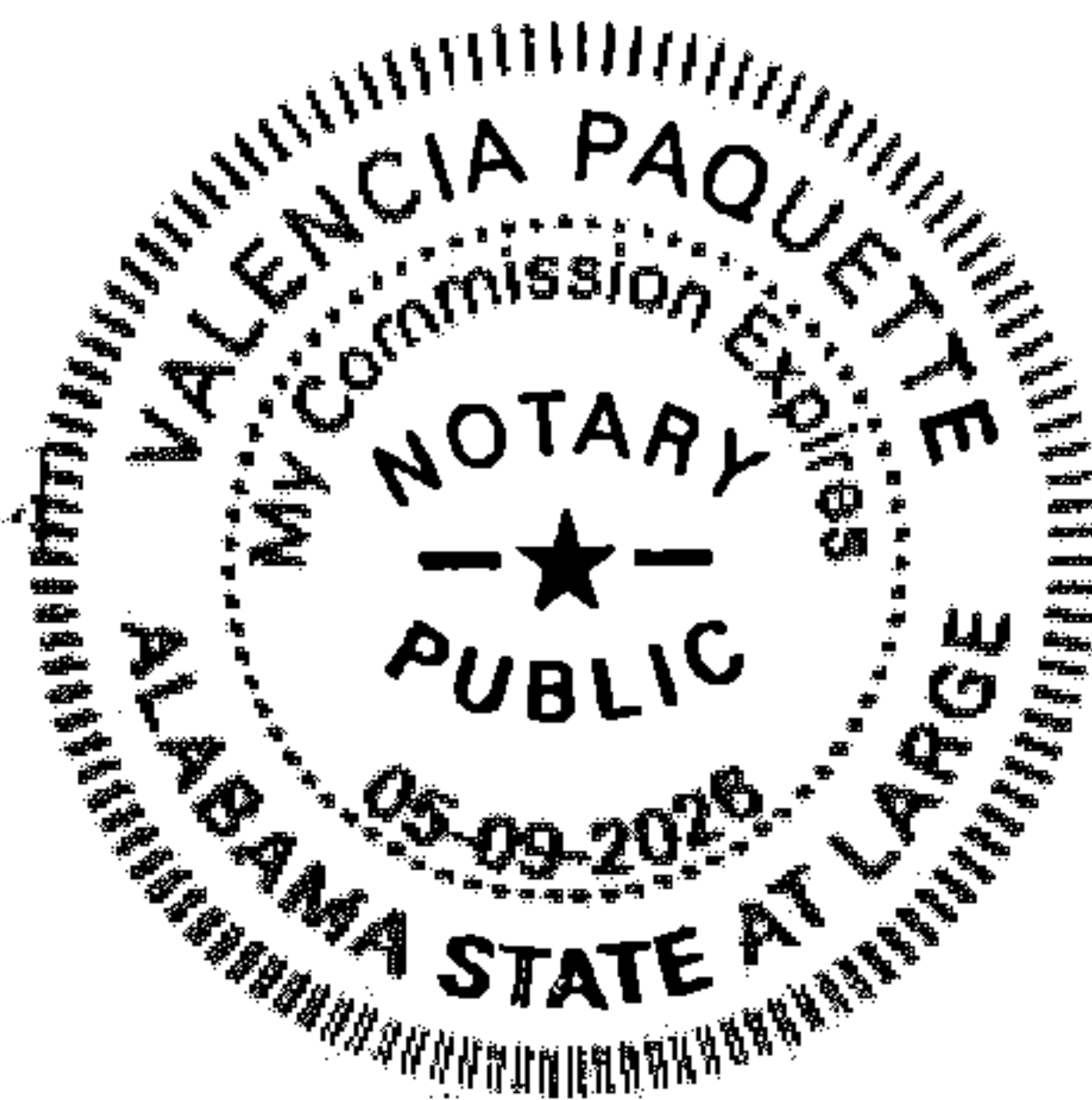
By:  (SEAL)
Earl Morrow Gibson, Authorized Member

STATE OF Alabama)
)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that EARL MORROW GIBSON, whose name as Authorized Member of FOREST PARK SPECIALTY, 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 said instrument, he, as such Member of such limited liability company and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 27th day of February, 2024.

[NOTARIAL SEAL]



VPaquette
Notary Public

My commission expires: 5/9/2026

EXHIBIT A**Legal Description of Property**

A part of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as beginning at a 3 inch diameter capped pipe found at a fence corner located at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 32; then N 89 degrees 35 minutes 17 seconds W a distance of 535.91 feet to a 1/2 inch diameter rebar with a yellow cap stamped CAC 0567 on the East right of way of Smokey Road; then along said right of way N 17 degrees 27 minutes 44 seconds E a distance of 360.07 feet to a broken concrete right of way monument; then continue along said right of way along a curve to the left having a radius of 1185.92 feet, an arc length of 335.42 feet, and a chord bearing and distance of N 06 degrees 25 minutes 29 seconds E 334.31 feet to a 5/8 inch diameter rebar with a yellow cap stamped Amos Cory 10550; then leaving said right of way S 89 degrees 09 minutes 00 seconds E a distance of 388.60 feet to a 5/8 inch diameter rebar; then S 00 degrees 09 minutes 36 seconds E a distance of 673.78 feet to the Point of Beginning.

EXHIBIT B
Permitted Title Exceptions

1. Taxes due for the year 2024, a lien, but not yet due and payable.
2. Easement in favor of Alabama Power Company as recorded in Deed Record 234, Page 862, in the Office of the Judge of Probate 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 Forest Park Specialties, LLC
 Mailing Address 2539 Rocky Ridge Rd.
Birmingham, AL 35243

Grantee's Name Seth Davis Gardens, LP
 Mailing Address 404 E. McKinney Ave.
Albertville, AL 35950

Property Address 5599 Smokey Rd.
Calera, AL 35040

Date of Sale February 29, 2024
 Total Purchase Price \$ 430,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2024 01:12:15 PM
 \$464.00 BRITTANI
 20240304000058430

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 2/29/24

Print BRETT McNEILL

Unattested
 (verified by)

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

Form RT-1