

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Ethan T. Ott
1101 Dunnavant Valley Road
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION AND 00/100 Dollars (\$1,000,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Elite Acquisitions LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Ethan T. Ott and Sydney Z. Ott

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The following real property situated in the County of Shelby, State of Alabama, and is described as follows: Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245 50 feet to the point of beginning; thence turn an angle of 73° 53' 51" to the left and run a distance of 63.76 feet; thence turn an angle of 25° 50' 00" to the right and run a distance of 213.44 feet; thence turn an angle of 99° 11' 38" to the right and run a distance of 352.21 feet; thence turn an angle of 87° 13' 22" to the right and run a distance of 269.86 feet; thence turn an angle of 63° 53' 00" to the right and run a distance of 158.80 feet; thence turn an angle of 40° 12' 00" to the right and run a distance of 102.41 feet; thence turn an angle of 44° 25' to the right and run a distance of 72.37 feet to the point of beginning.

Together with an Easement for Ingress and Egress described as follows:

A road easement 15 feet either side of a center line described as: Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 18 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245.50 feet; thence turn an angle of 106° 06' 09" to the right and run a distance of 72.37 feet; thence turn an angle of 44° 25' to the left. and run a distance of 15.36 feet to the point of beginning of the road easement; thence turn an angle of 74° 13' 00" to the right and run a distance of 124.49 feet; thence turn an angle of 28° 00' 48" to the left and run a distance of 112.67 feet; thence turn an angle of 15° 36' 00" to the left and run a distance of 173.15 feet; thence turn an angle of 25° 56' 00" to the right and a distance of 148.60 feet to a point on Shelby County Highway # 41 and the point of ending.

\$766,550.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 29th day of February, 2024

Elite Acquisitions LLC, an Alabama Limited Liability Company

By: 

Justin Jones Family, LLC, Member
Justin Jones, Sole Member of Justin Jones Family, LLC

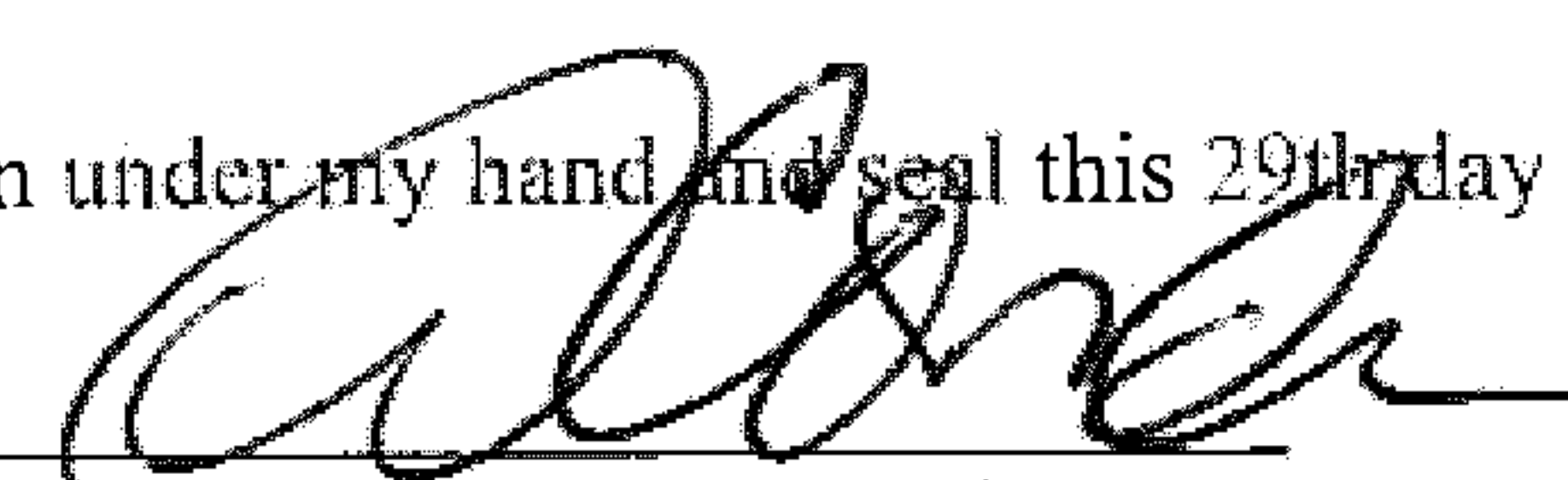
By: 

Marian Homes, LLC, Member
Kristin L. Martin, Sole Member of Marian Homes, LLC

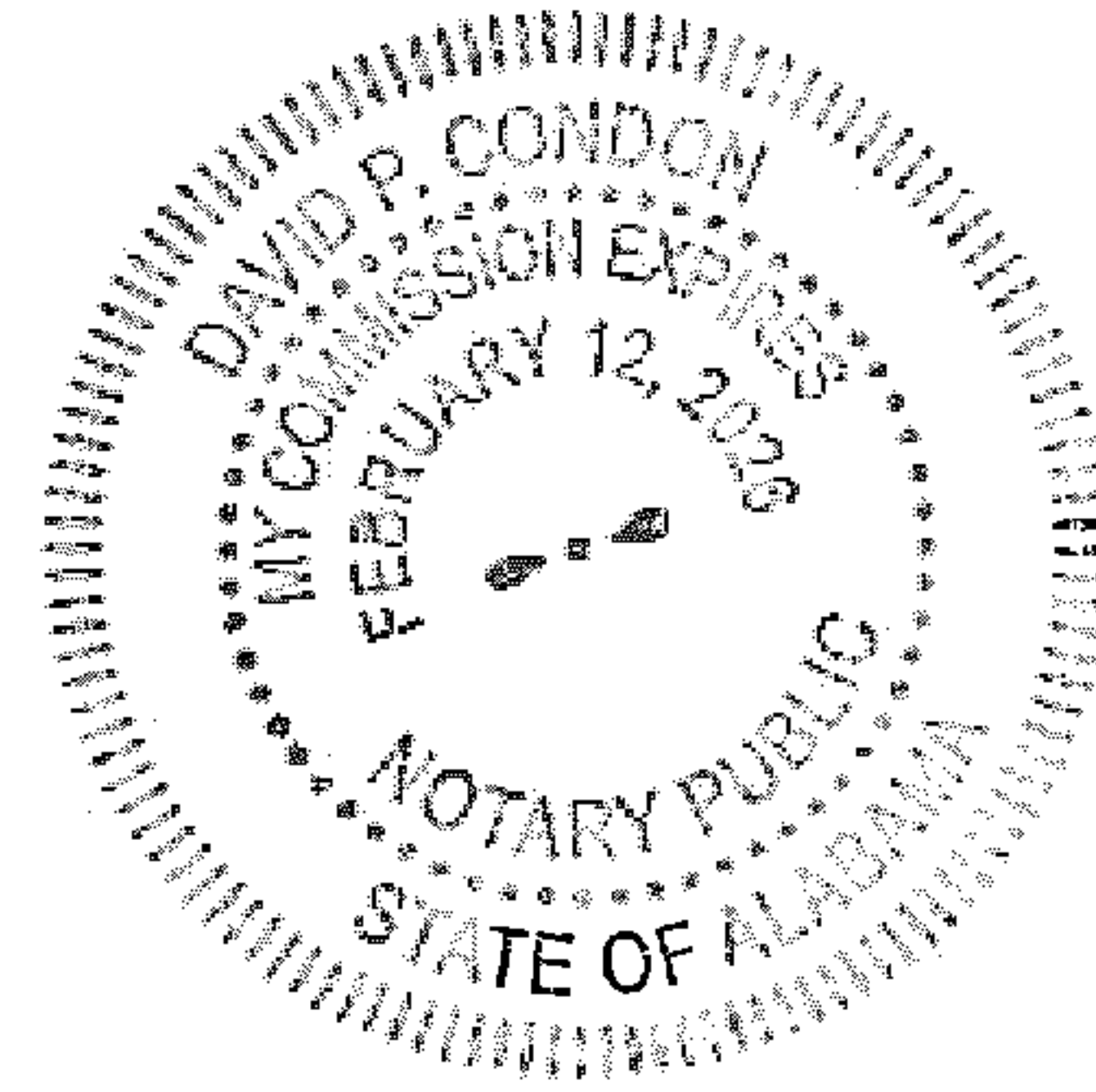
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon , a Notary Public, in and for said County in said State, hereby certify that Justin Jones, as Sole Member of Justin Jones Family, LLC and Kristin L. Martin, as Sole Member of Marian Homes, LLC, as Sole Members of Elite Acquisitions LLC whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 29th day of February, 2024.



Notary Public: David P. Condon
My Commission Expires: 02.12.2026



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>Elite Acquisitions LLC</u> | Grantee's Name | <u>Ethan T. Ott and Sydney Z. Ott</u> |
| Mailing Address | <u>1406 Highland Lakes Trail Birmingham, AL 35242</u> | Mailing Address | <u>3929 Forest Ave Mountain Brk, AL 35213</u> |
| Property Address | <u>1101 Dunnavant Valley Road Birmingham, AL 35242</u> | Date of Sale | <u>February 29, 2024</u> |
| | | Total Purchase Price | <u>\$1,000,000.00</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)

| | |
|---|---------------------------------------|
| <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.

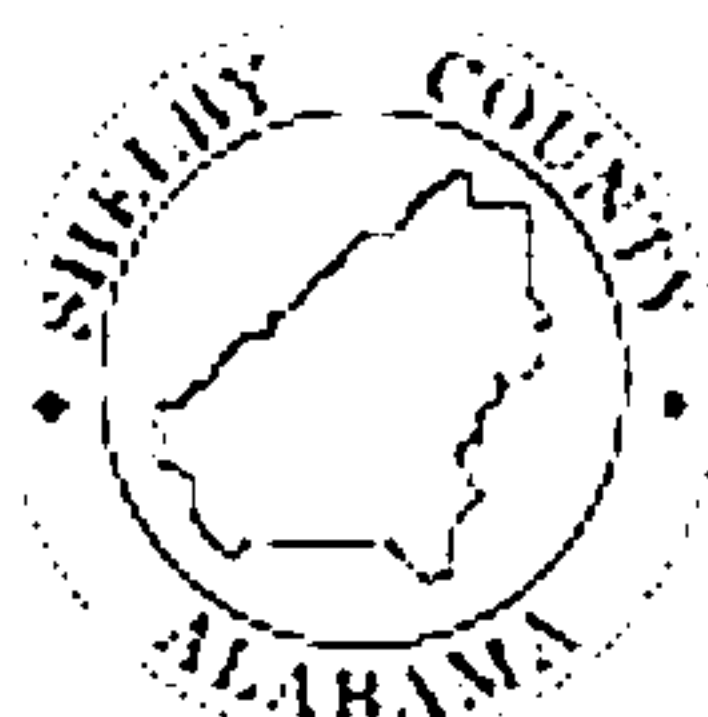
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 2/29/24 Print David Condon
 _____ Sign [Signature]
 Unattested (verified by) (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 01:18:16 PM
\$261.50 BRITTANI
20240304000058470

Allie S. Boyd