

Send Tax Notice to:
Solid Ground Sales, LLC
701 S Howard Ave
#106-328
Tampa, FL 33606

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-24-910i

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **The Robert J Cerfolio Revocable Trust dated June 4, 2020** (herein referred to as "Grantor," whether one or more), whose mailing address is
330 East 38th Street, apartment 9AQ, New York, NY 10016

by **Solid Ground Sales, LLC** (herein referred to as "Grantee"), whose mailing address is
701 S Howard Ave #106-328, Tampa, FL 33606

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1101 Stagg Run Trail, Indian Springs, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Robert Cerfolio was the surviving grantee in deed recorded in Inst. #20111025000318090. The other grantee Lorraine Certolio having died on or about 04-14-2013.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of February, 2024.

Robert J Cerfolio Revocable Trust dated June 4, 2020

By: [Signature]
Robert J. Cerfolio, Trustee

State of NEW YORK
County of Westchester

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert J. Cerfolio**, whose name(s) as **Trustee(s) of Robert J Cerfolio Revocable Trust**, 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 Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s) of Robert J Cerfolio Revocable Trust**, on the day the same bears date.

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

[Signature]
Notary Public

Matthew McDonald
Printed Name

My Commission Expires: 06-26-2027

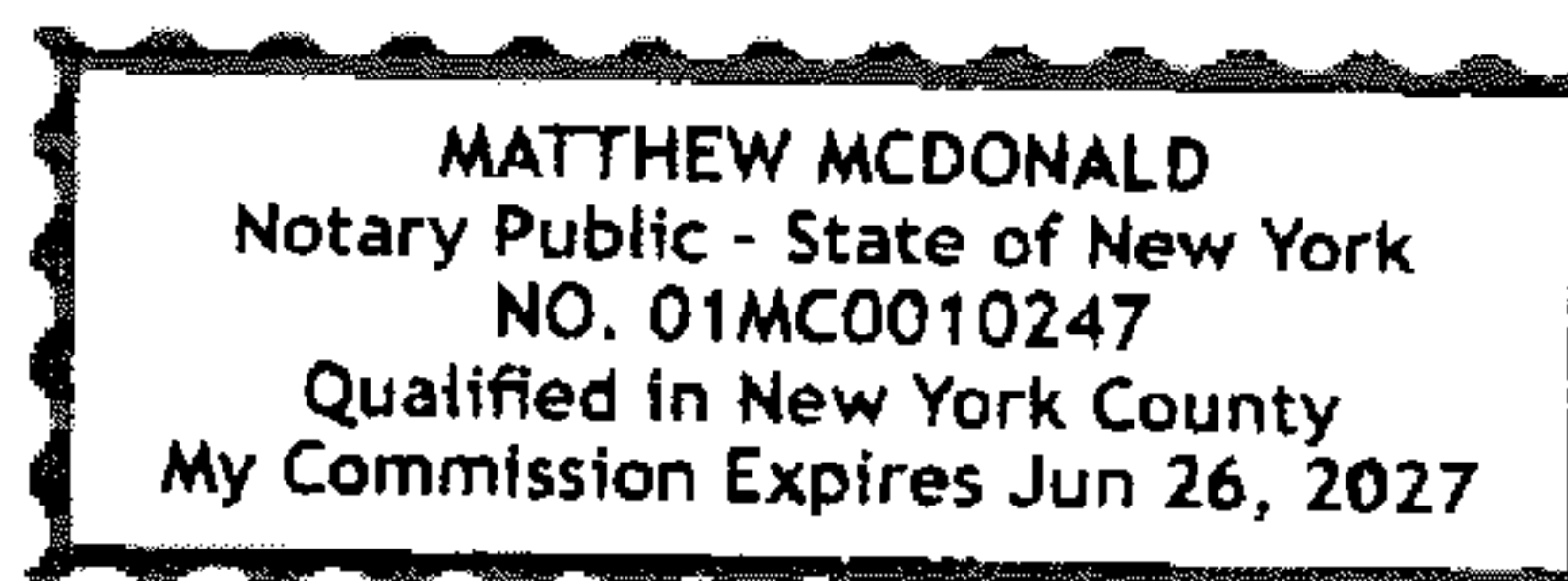


EXHIBIT A

Property 1:

Lot 9, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A & B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2024 08:12:11 AM
\$238.00 JOANN
20240305000059350

Allen S. Bayl