

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **AL WADUD LLC, an Alabama limited liability company** (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **VIAANA INC, an Alabama corporation**, its successors and assigns (herein referred to as GRANTEE), the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS  
THOUGH FULLY SET OUT HEREIN.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the Grantee is  
975 Weoka Road, Wetumpka, AL 36092.

**TO HAVE AND TO HOLD** the aforegranted premises, together with improvements and appurtenances thereunto appertaining, unto the said GRANTEE, its successors and assigns, FOREVER.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its successors and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this the 4th day of April, 2024.

AL WADUD LLC

By: [Signature]  
Salim Rajpari  
As Its: Manager

STATE OF ALABAMA  
COUNTY OF MONTGOMERY }

I, Karl B. Benkwith Jr., a Notary Public in and for said county and state, do hereby certify that Salim Rajpari, whose name as Manager of AL WADUD 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 said Manager and with full authority, executed the same voluntary on behalf of said company on the day same bears date.

Given under my hand and official seal this the 4 day of April, 2024.

(NOTARIAL SEAL)

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/15/2024

THIS INSTRUMENT PREPARED BY:  
KARL B. BENKWITH, JR.  
BENKWITH AND HEARD, P.C.  
ATTORNEYS AT LAW  
CARMICHAEL CENTER, SUITE 200  
4001 CARMICHAEL ROAD  
MONTGOMERY, AL 36106

**EXHIBIT "A"**

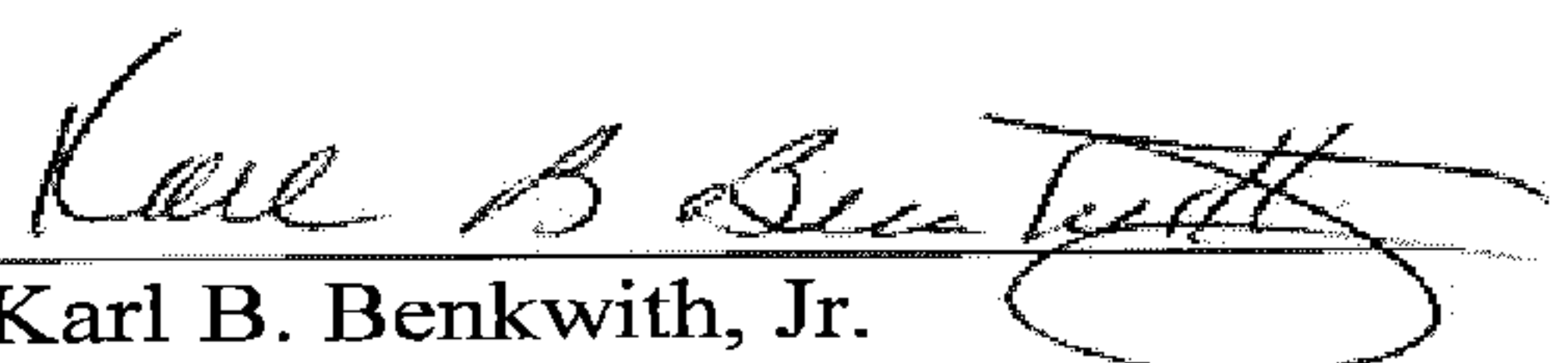
Commence at the SE corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 23, Township 21 South, Range 3 West and run Westerly along South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 8.6 feet; thence turn right 98 degrees 43 minutes and run Northerly 272.20 feet to a point on the Westerly right-of-way of Alabama Highway 119, said point also being the Point of Beginning; thence continue along last described course and along said right-of-way, 190.00 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Southwesterly 250.00 feet; thence turn left 79 degrees 08 minutes 06 seconds and run Southwesterly 190.00 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Northeasterly 250.00 feet to the point of beginning. Situated in Shelby County, Alabama.

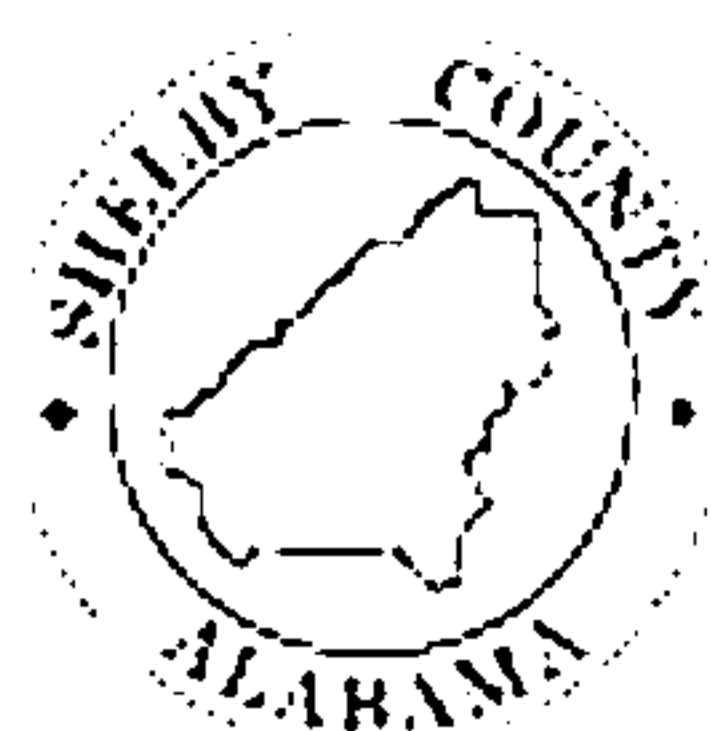
ADDENDUM TO DEED  
REAL ESTATE SALES VALIDATION  
IN ACCORDANCE WITH CODE OF ALABAMA 1975, AS AMENDED,  
SECTION 40-22-1

GRANTOR: AL WADUD LLC  
ADDRESS: 2305 Arbor Glenn, Hoover, AL 35244  
GRANTEE: VIANNA INC  
ADDRESS: 975 Weoka Road, Wetumpka, AL 36092  
PROPERTY LOCATION: 8079 Highway 19, Alabaster, AL 35007  
COUNTY: Shelby  
DATE OF SALE: April 4, 2024  
SALES PRICE: \$600,000.00  
FIRST MORTGAGE AMOUNT: \$600,000.00

I understand that this Addendum is being executed to comply with the provision of Section 40-22-1, Code of Alabama 1975, as amended.

TRANSFEROR:

By:   
Karl B. Benkwith, Jr.  
As Attorney for Grantee



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk 4  
Shelby County, AL  
04/05/2024 10:19:07 AM  
\$32.00 JOANN  
20240405000095660

