

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Bar-S Commercial Properties, LLC**, a Texas Limited Liability Company (herein referred to as grantors), grant, bargain, sell and convey unto **J & C Platinum Properties, LLC**, an Alabama Limited Liability Company (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

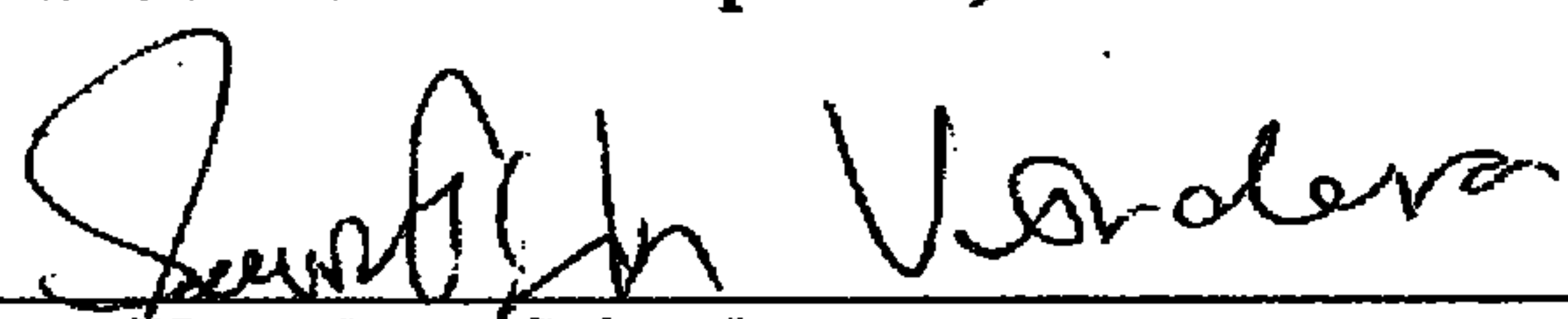
This property is commonly known as 20 Acres off Hwy 25, Columbiana, AL 35051.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 01 day of May, 2024.

Bar-S Commercial Properties, LLC

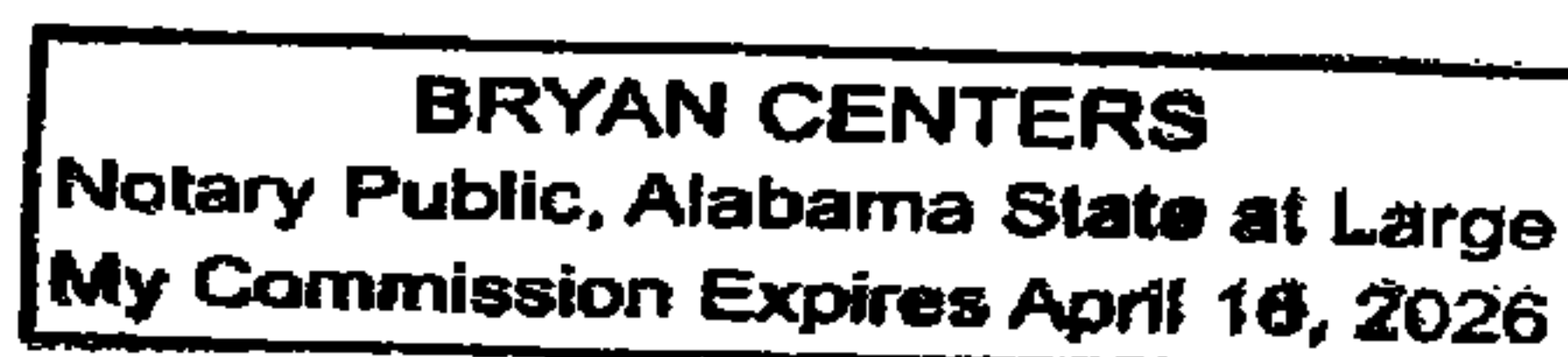


Sunny Vasudeva, Member

STATE OF ALABAMA)
COUNTY OF Marshall)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Sunny Vasudeva**, as Member for **Bar-S Commercial Properties, LLC**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2024.





NOTARY PUBLIC
My Commission Expires: 4/18/26

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

EXHIBIT A**Legal Description:**

Commence at a 3" iron in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 55° 55' 01" West for a distance of 1492.21 feet to a capped rebar in place (Linder), said point being located on the Easterly right-of-way of Alabama Highway 25; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve right having an arc length of 166.46 feet and a radius of 5661.65 feet for a chord bearing and distance of North 27° 30' 25" East, 166.45 feet; thence proceed North 28° 37' 47" East along the Easterly right-of-way of said road for a distance of 505.00 feet; thence proceed South 55° 55' 01" East for a distance of 1113.81 feet (set 2" rebar CA-0114-LS) to a point on the East boundary of said quarter-quarter section; thence proceed South 00° 23' 19" West along the East boundary of said quarter-quarter section for a distance of 802.96 feet to the point of beginning.

The above-described land is located in the Southeast one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama and contains 20.00 acres.

Commonly known as: 20 Acres off Hwy 25, Columbiana, AL 35051



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2024 11:08:32 AM
 \$65.50 PAYGE
 20240503000129820

Alvin S. Byrd

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>Bar-S Commercial</u>	Grantee's Name	<u>J & C Platinum Properties, LLC</u>
Properties, LLC			
Mailing Address	<u>405 Forest Meadow Drive</u> <u>Colleyville, TX 76034</u>	Mailing Address	<u>124 Hidden Springs Drive</u> <u>Columbiana, AL 35051</u>
Property Address	<u>20 Acres off Hwy 25</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 1, 2024</u>
		Total Purchase Price	<u>\$150,000.00</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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

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 May 1, 2024

Print Leanne G. Ward

Unattested

Sign Leanne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1