

Send Tax Notice to:
Itanis LLC
1610 Wilborn Run
Hoover, AL 35244

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-3461**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$342,500.00)** 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 **1611 Ridge Rd LLC, an Alabama Limited Liability Company (herein referred to as "Grantor,"** whether one or more), whose mailing address is

PO Box 382101, Birmingham, AL 35238

by **Itanis LLC (herein referred to as "Grantee"),** whose mailing address is

1610 Wilborn Run, Hoover, AL 35244

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 **3127 Chestnut Oaks Drive, Birmingham, AL 35244,** 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.

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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13th day of May, 2024.

1611 Ridge Rd LLC, an Alabama Limited Liability Company

Flexmark Capital, LLC, Managing Member, of 1611 Ridge Rd, LLC

By: John Padgett
John Padgett, Authorized Agent of Flexmark Capital, LLC

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Padgett, Authorized Agent of Flexmark Capital, LLC**, whose name(s) as **Member(s)** of **1611 Ridge Rd LLC**, a/an **Alabama** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **1611 Ridge Rd LLC**, on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2024.

Cassy L. Dailey
Notary Public, State of
Cassy L. Dailey
Printed Name
My Commission Expires: 5-2-26

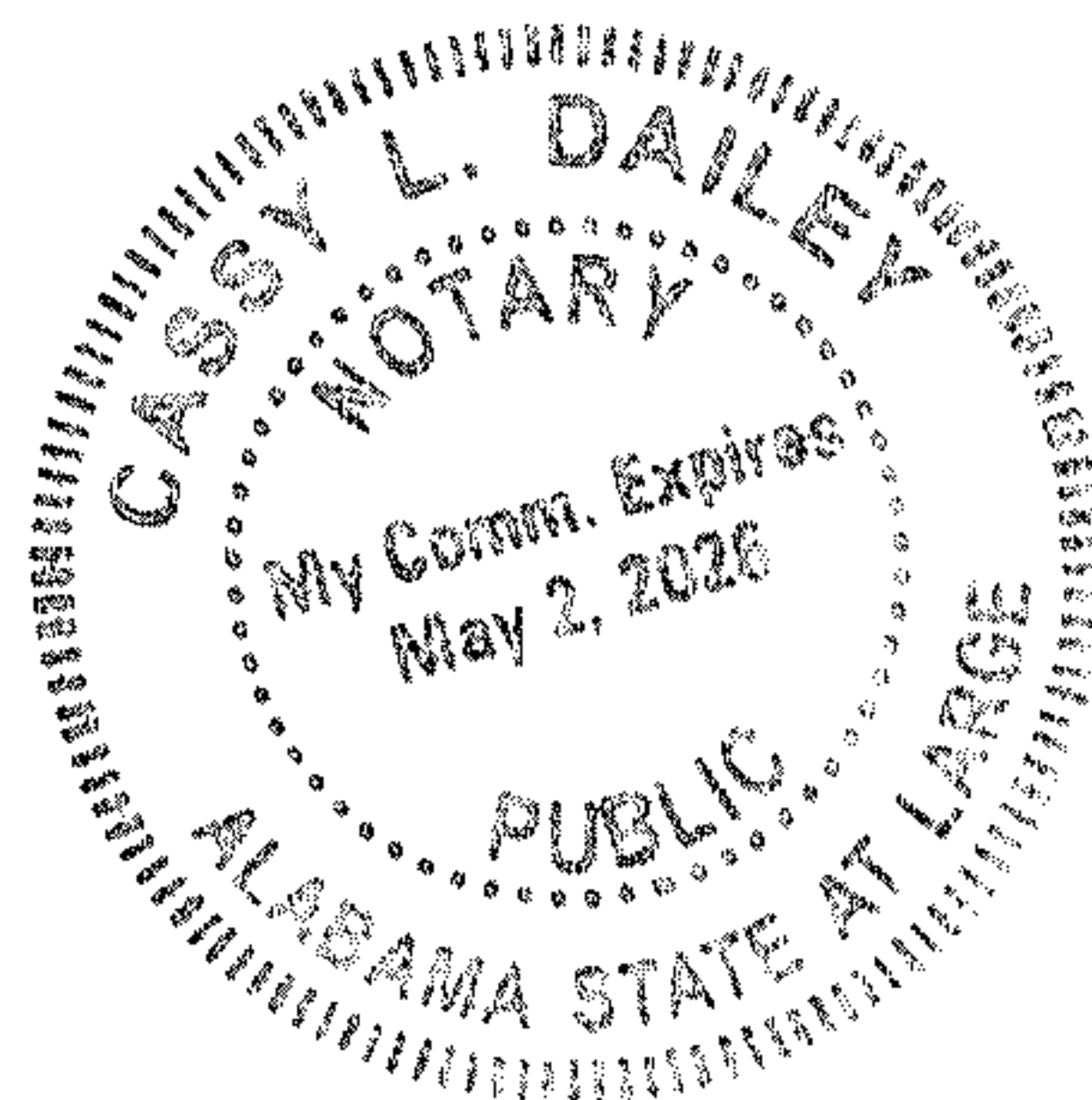
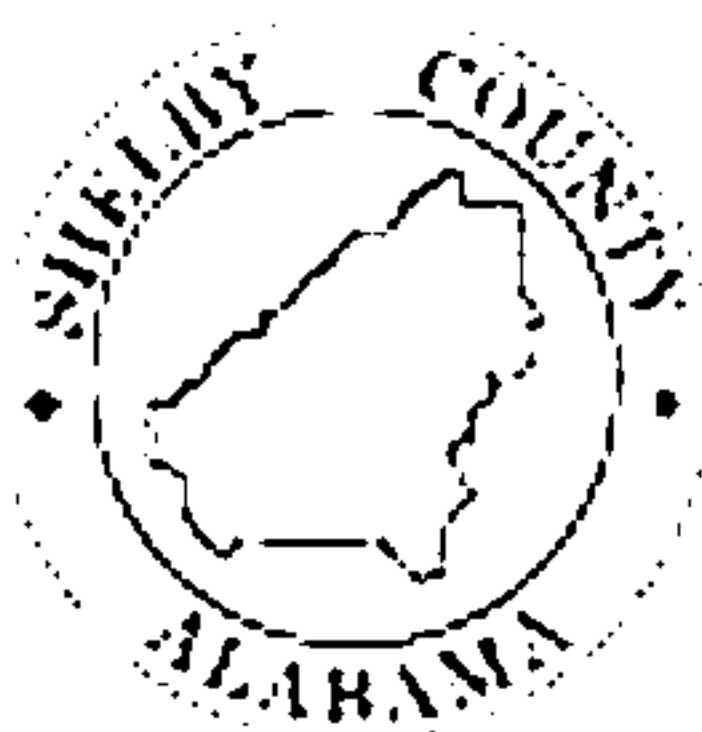


EXHIBIT A

Property 1:

Lot 13, according to the Survey of The Fairways at Riverchase, as recorded in Map Book 13, Page 18, 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
05/15/2024 11:55:16 AM
\$370.50 JOANN
20240515000143660

Allen S. Bayl