

THIS INSTRUMENT PREPARED BY:

NAME: Michele Seibold, Esq.
ADDRESS: 6385 S. Rainbow Blvd, Suite 130
Las Vegas, NV 89118

SEND TAX NOTICE TO:
9XL Properties LLC
650 East Palisaded Ave. #2319
Englewood Cliffs, NJ 07632

WARRANTY DEED

THIS FORM PROVIDED BY **Lawyers Title Insurance Corporation.**, Birmingham, Alabama

State of Alabama)
County of Jefferson)

Know all Men by These Presents, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned North Shelby Office Park II, LLC, an Alabama limited liability company ("Grantor"), in hand paid by 9XL Properties LLC, a Nevada limited liability company ("Grantee"), the receipt of which is hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County Alabama, to-wit:

Lot 2, according to the Survey of Cahaba Beach Business Center, as recorded in Map Book 43, Page 134, in the Probate Office of Shelby County, Alabama.

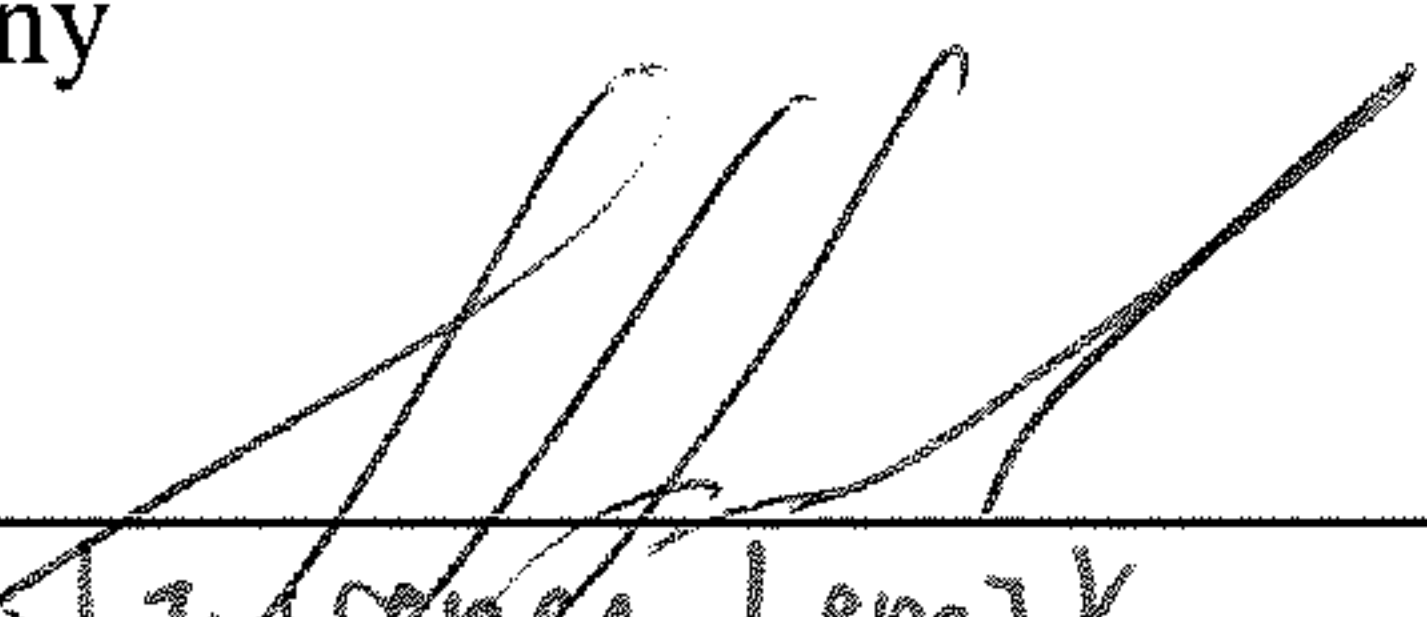
TO HAVE AND TO HOLD, to the said Grantee, its heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its 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; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this the 21st day of May, 2024.

Grantor:

North Shelby Office Park II, LLC, an Alabama limited liability company


Name: Lawrence Lemak
Title: Owner

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, Maggie Whitfield, a Notary Public in and for said County, in said State, hereby certify that Lawrence Lemak, 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, with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 20th day of May, 2024.

Maggie Whitfield
Notary Public, Alabama State At Large
My Commission Expires May 6, 2028


Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

North Shelby Office Park II, LLC

Mailing Address

1286 Oak Grove Rd

Birmingham, AL 35209

Grantee's Name

9XL PROPERTIES LLC

Mailing Address

650 East Palisade Ave #2319

Englewood cliffs

New Jersey - 07632 USA

Property Address

3700 Cahaba Beach Rd.

Birmingham, AL 35242

Date of Sale

4/18/2024

Total Purchase Price

\$ 220,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 02:47:30 PM
\$248.00 BRITTANI
20240521000150970

Alex S. Boyd

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

5/20/2024

Print

Pranav Shah

☐ Unattested

(verified by)

DocuSigned by:

Pranav Shah

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(Grantor/Grantee/Owner/Agent) circle one