

This instrument was prepared by:
William C. Byrd, II
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35243

Send Tax Notice To:
Grant's Mill, LLC
2106 Devereux Circle, Suite 150
Birmingham, Alabama 35243

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 28 day of May, 2024, by SAC, LLC, an Alabama limited liability company (the "Grantor"), to Grant's Mill, LLC, an Alabama limited liability company (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Addresses:

SAC, LLC
1100 East Park Drive, Suite 400
Birmingham, AL 35235

Grantee's Name and Mailing Address:

Grant's Mill, LLC
2106 Devereux Circle, Suite 150
Birmingham, AL 35243

Property Address: 5.6 acres off Huntley Parkway, Pelham, AL 35124 (Parcel No. 14-4-19-3-001-009.003)

Purchase Price: \$533,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

[Signature pages to follow]

IN WITNESS WHEREOF, the Grantors have caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

SAC, LLC, an Alabama limited liability company

By: Eugene K. Cole
Name: Eugene K. Cole
Its: Manager

STATE OF ALABAMA

Jefferson COUNTY

)
:
)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Eugene K. Cole, whose name as Manager of SAC, 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, s/he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 28th day of MAY, 2024.



Edna A. Johnson
Notary Public

My commission expires: 6/28/2027

[Signature Pages Continued Below]

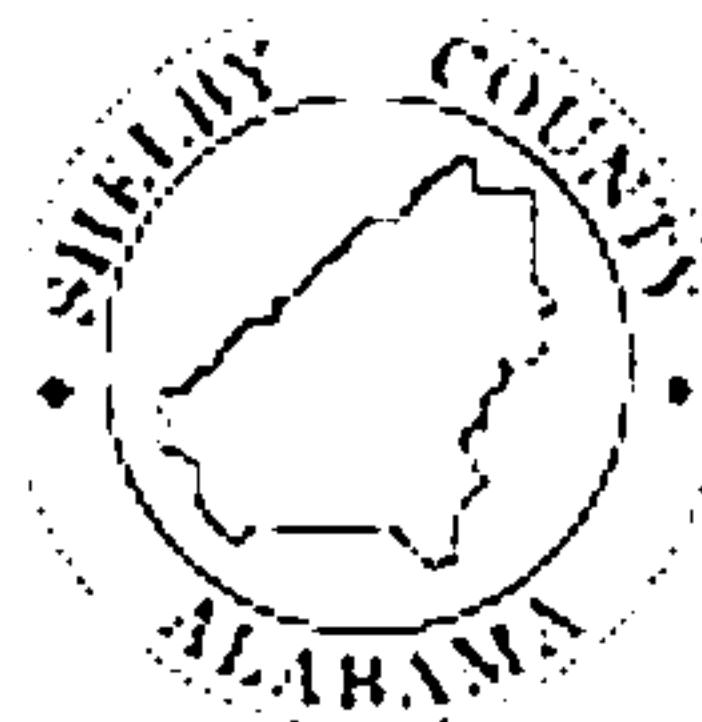
EXHIBIT "A"
[Legal Description]

Lot 2B, according to the Survey of Cole & Awtrey Resurvey, as recorded in Map Book 44, Page 9, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

[Permitted Exceptions]

1. Ad Valorem Taxes due and payable in 2024.
2. Easements, restrictions and encumbrances of record



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2024 11:22:11 AM
\$567.00 JOANN
20240530000160050**

Allie S. Bayl