

A portion of the consideration hereunder is being paid by a purchase money mortgage of \$11,230,125.00, upon which mortgage recording tax is being paid in the amount required under Alabama law.

Send Tax Notice to:

NIA 1 LLC
Attn: Chairman
1820 Carl Jones Road
Moody, AL 35004

This instrument prepared by:

Matthew D. Evans
Evans PLLC
19 Inverness Center Pkwy, Suite 150
Birmingham, AL 35242
(205) 702-0202

STATE OF ALABAMA)
COUNTY OF SHELBY)

**Grantor's Name/Mailing
Address:**

Shree Shayona, Inc.
1949 Village Drive
Leeds, AL 35094

**Grantee's Name/Mailing
Address:**

NIA 1 LLC
Attn: Chairman
1820 Carl Jones Road
Moody, AL 35004

Property address:

1005 Balmoral Drive
Alabaster, AL 35007

Date of sale: June 3, 2024

Actual Value: \$2,250,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence: ___ Bill of Sale ___ Sales Contract X Closing Statement ___ Other

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of **TWO MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$2,250,000.00)** and other good and valuable consideration, **SHREE SHAYONA, INC.**, an Alabama corporation (the "Grantor"), does hereby grant, bargain, sell, and convey unto **NIA 1 LLC**, an Alabama limited liability company (the "Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama, (the "Property"), to-wit;

Lot 3, according to the Final Plat of Balmoral Phase II, as recorded in Map Book 37, page 137, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the Property, together all the singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in any wise appertaining unto the Grantee and to its successors or assigns unto Grantee and its successors and

assigns, forever; provided that the Property is subject to the permitted encumbrances more particularly described as follows (the "Permitted Encumbrances"):

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Any mineral and mining rights not owned by Grantor, including, without limitation, any prior reservation or conveyance, together with release of damages of minerals or mining rights of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
3. Notes, Restrictions, 50' Front Setback line, 15' Rear Setback line and 15' Sewer Drainage Easement as shown on Map Book 37, page 137, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company recorded in Deed Book 207, page 676 and Deed Book 48, page 617, in the Probate Office of Shelby County, Alabama.
5. Declaration of Covenants and Restrictions recorded in 20041027000594700, in the Probate Office of Shelby County, Alabama.
6. Declaration of Slope, Detention Pond and Construction Easement, as recorded in Instrument 20040521000271360, in the Probate Office of Shelby County, Alabama.
7. Conditions and reservations for the benefit of the owners/operators of public utilities as set in Code of Alabama Section 23-4-20 as to the property set forth in that certain Declaration of Vacation recorded in Instrument 20040408000184040, in the Probate Office of Shelby County, Alabama.

Grantor does for himself/herself and/or itself, and such Grantor's heirs, personal representatives, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property, and that Grantor and Grantor's heirs, personal representatives, and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under such Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has caused this General Warranty Deed to be executed as of the date first mentioned above.

GRANTOR:

SHREE SHAYONA, INC.,
an Alabama corporation

Hasitkumar Patel, its President

STATE OF ALABAMA §
COUNTY OF SHELBY §

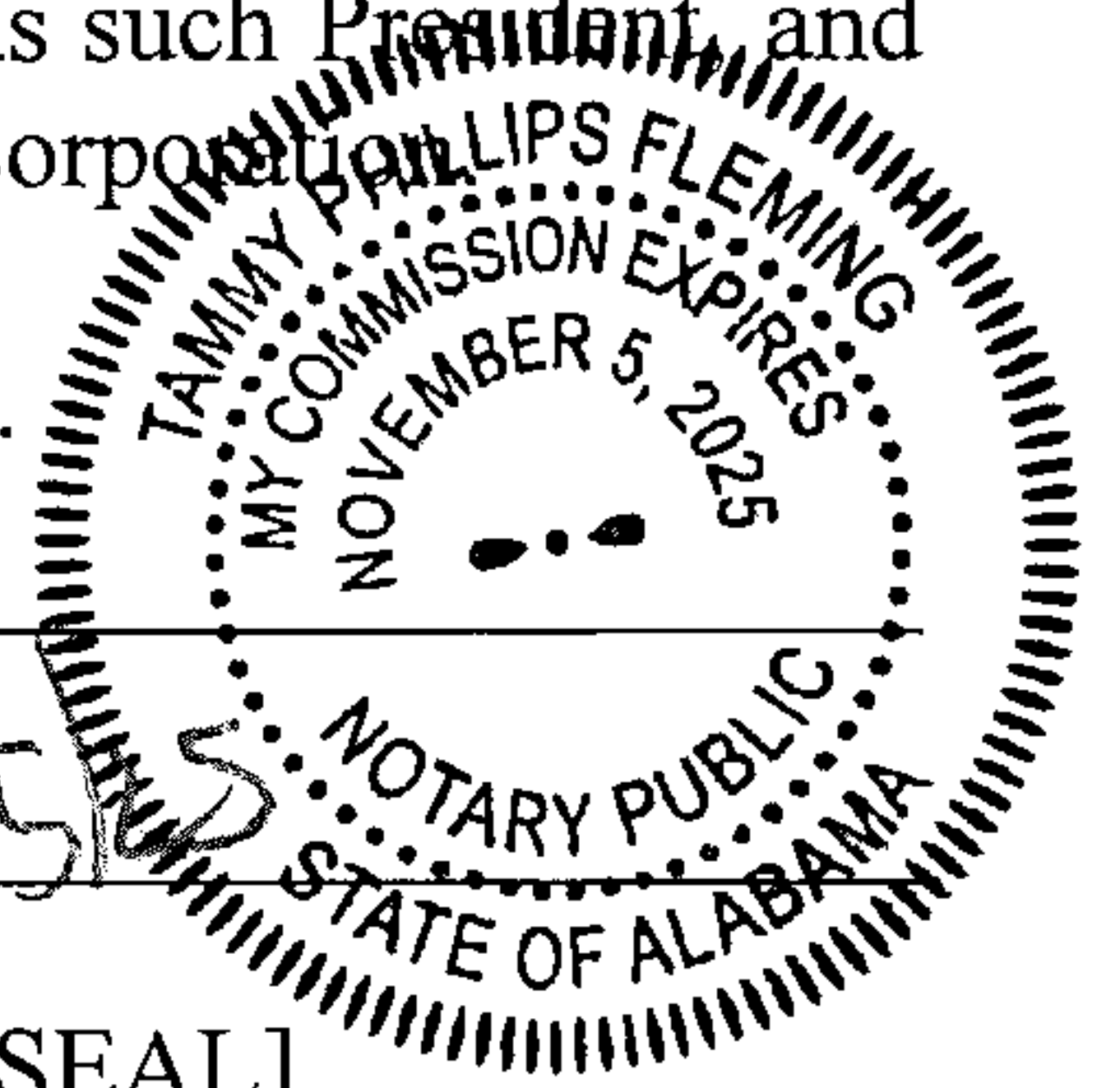
I, the undersigned, a notary public in and for said County in said State, hereby certify that Hasitkumar Patel, whose name as President of SHREE SHAYONA, INC., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such President, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3 day of June 2024.

Notary Public

My Commission Expires: 11/5/25

[SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2024 10:28:09 AM
\$29.00 PAYGE
20240604000165750

Allen S. Bayl