

## WARRANTY DEED

STATE OF ALABAMA  
County of SHELBY

Send Tax Notice To:  
BW2, LLC  
335 STONEBROOK CIRCLE  
HOOVER AL 35226

Know all men by these presents:

That in consideration of FIVE HUNDRED AND 00/100 (\$ 5000.00 ) AND TO CLEAR TITLE to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RADIANT INVESTMENTS, LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: BW2, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 10-A, ACCORDING TO THE AMENDED MAP OF TATTERSALL PARK RESURVEY NO. 9, AS RECORDED IN MAP BOOK 56, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH EASEMENT RIGHTS IN AND TO THAT CERTAIN ACCESS EASMENT FOR LOT 10-A AS DEDICATED IN MAP BOOK 56, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their 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 24th day of June,  
2024

RADIANT INVESTMENTS, LLC

  
BY: ZUNAID PORBANDARWALA  
IT: MEMBER

STATE OF Alabama

COUNTY Jefferson

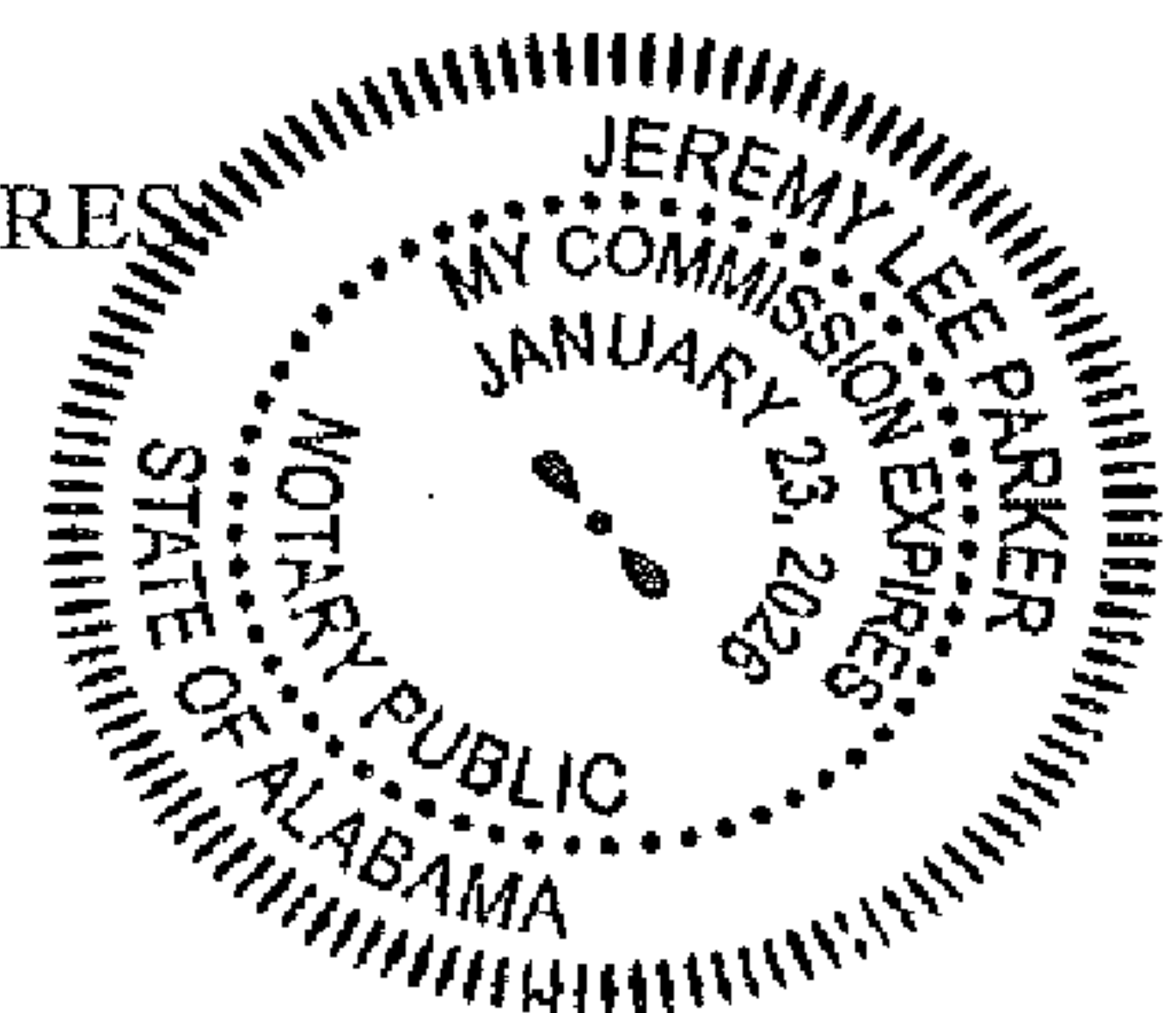
General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that  
ZUNAID PORBANDARWALA whose name as MANAGING MEMBER of RADIANT  
INVESTMENTS, LLC a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and  
as the act of said limited liability company.

Given under my hand and official seal this 24th day of June, 2024

  
NOTARY PUBLIC

MY COMMISSION EXPIRES



IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 24th day of June, 2024

RADIANT INVESTMENTS, LLC

  
BY: AMAAN PORBANDARWALA  
IT: MEMBER

STATE OF Alabama

COUNTY Jefferson

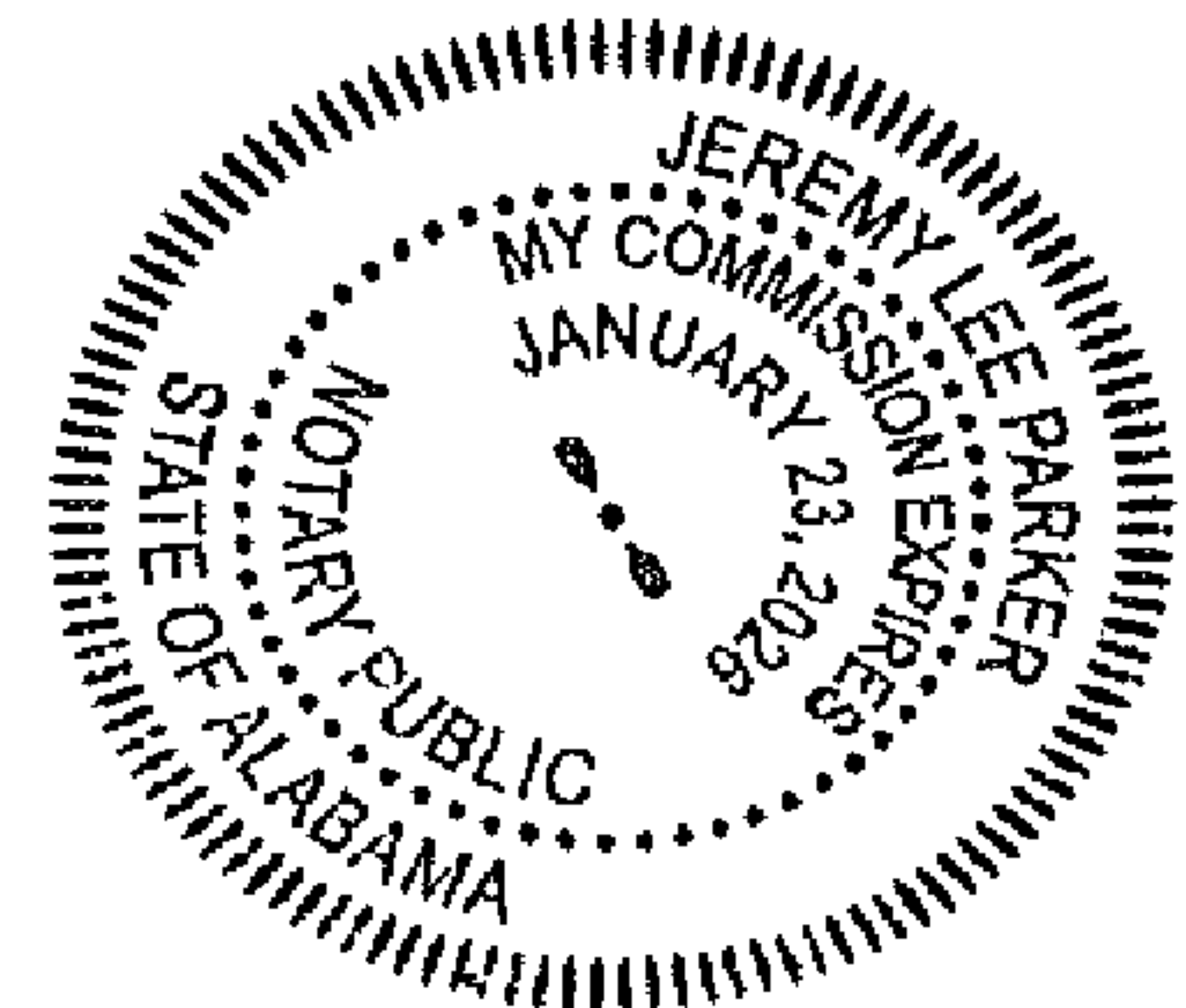
General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that AMAAN PORBANDARWALA whose name as MANAGING MEMBER of RADIANT INVESTMENTS, LLC a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 24th day of June, 2024

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



General Acknowledgment

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 24th day of June, 2024

RADIANT INVESTMENTS, LLC

  
BY: NIZAR BATADA  
IT: MEMBER

STATE OF Alabama

COUNTY Jefferson

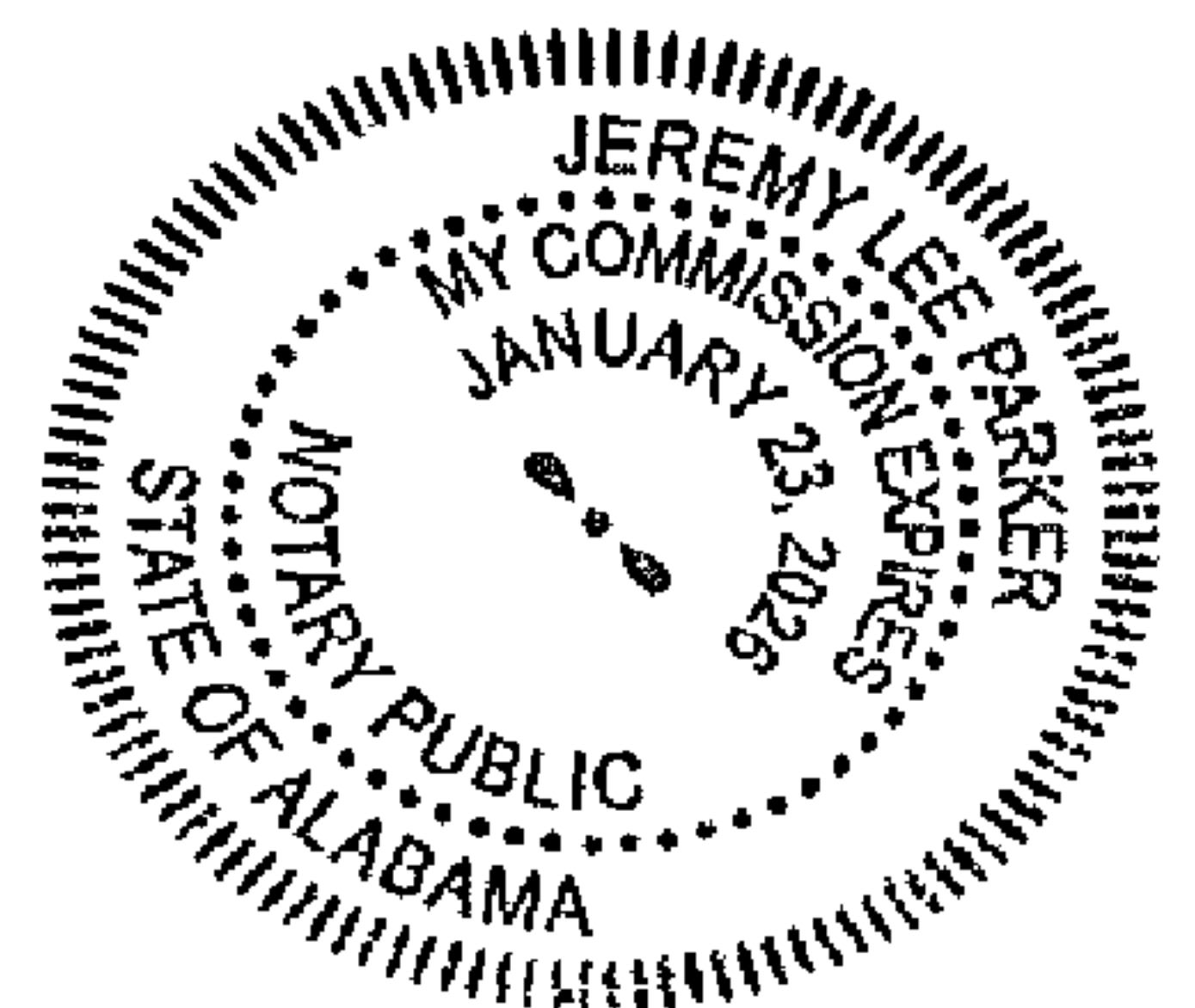
General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that NIZAR BATADA whose name as MANAGING MEMBER of RADIANT INVESTMENTS, LLC a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 24th day of June, 2024

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

  
BY: SAJID JALAI  
IT: MEMBER



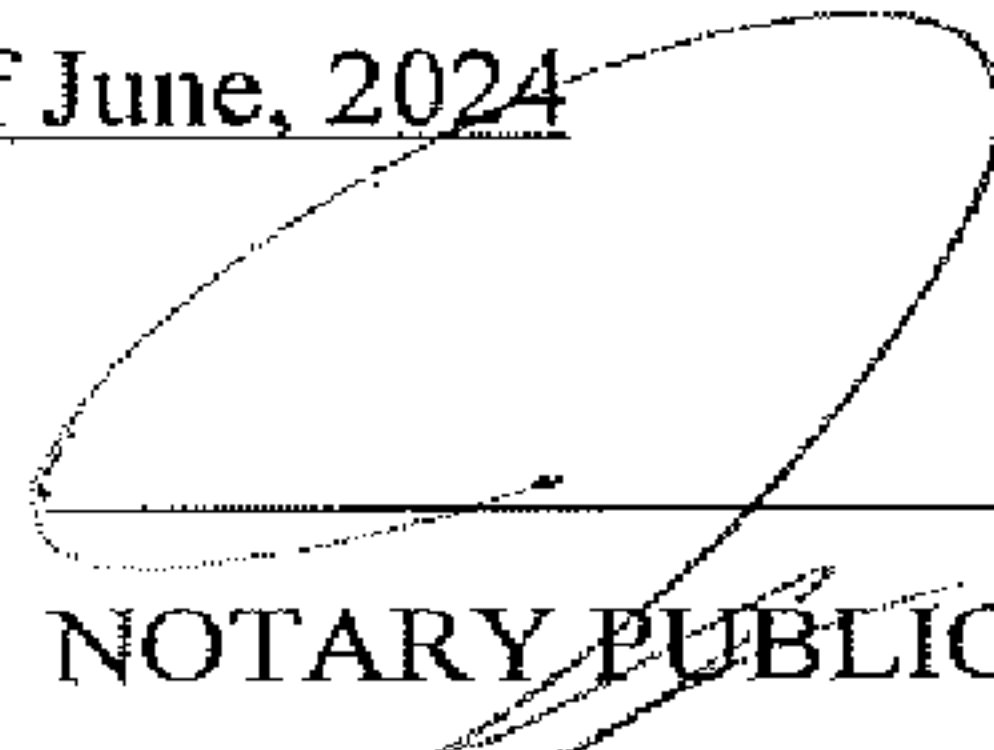
STATE OF Alabama

COUNTY Jefferson

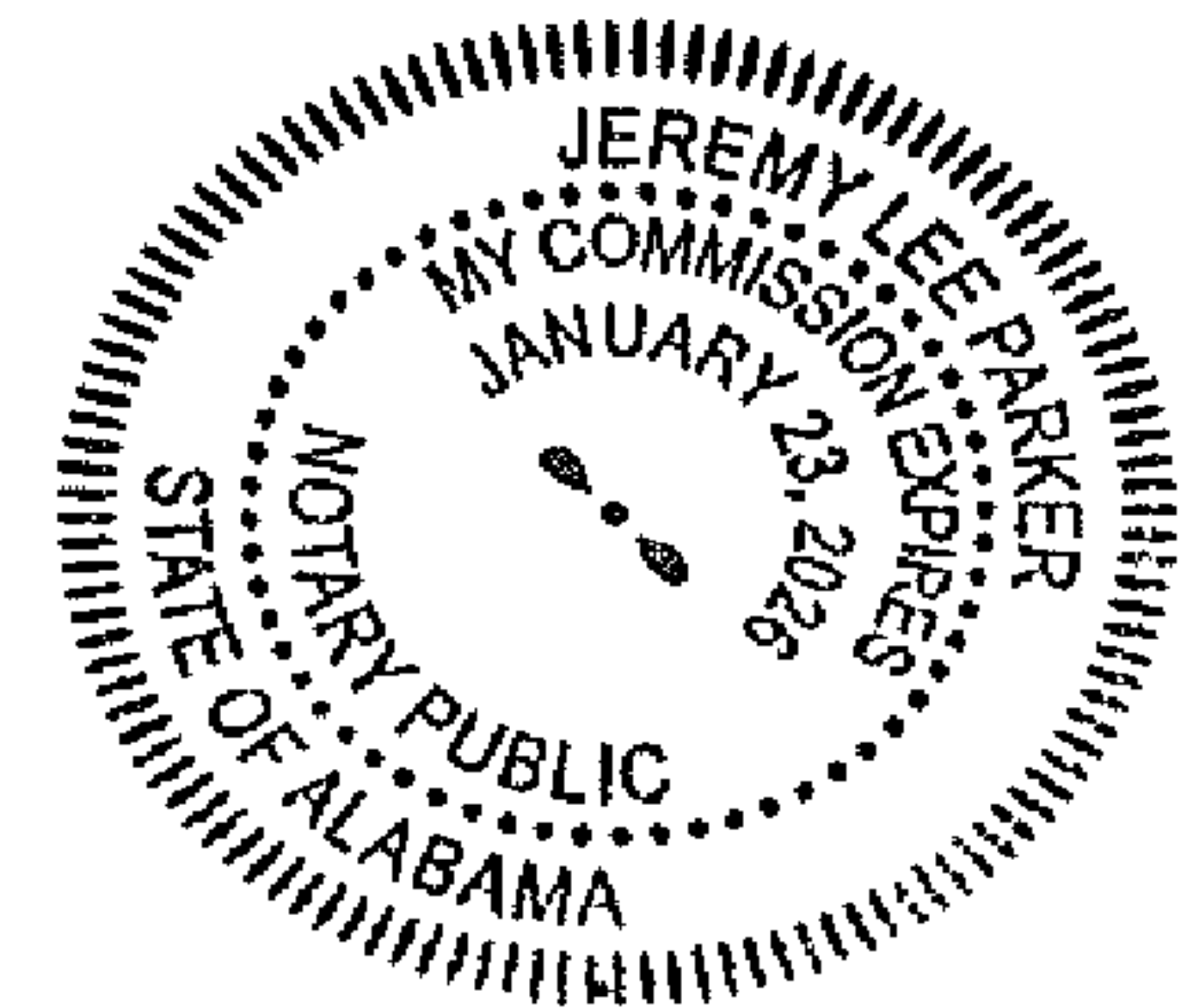
General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that SAJID JALAI whose name as MANAGING MEMBER of RADIANT INVESTMENTS, LLC a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 24th day of June, 2024

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC  
Jeremy I. Parker  
1320 Alford Ave Ste 102  
Birmingham, AL 35226



**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	RADIANT INVESTMENTS, LLC	Grantee's Name	BW2, LLC
Mailing Address	335 STONEBROOK CIRCLE HOOVER AL 35226		335 STONEBROOK CIRCLE HOOVER AL 35226
Property Address	LOT 10-A TATTERSALL BLVD HOOVER, AL 35242	Date of Sale	June 24, 2024
		Total Purchase Price	\$ TO CLEAR ITLE
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$ 240,360.00

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                      ☐ Appraisal  
☐ Sales Contract                      ☐ Other to  
☒ Closing Statement

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: 06/24/2024

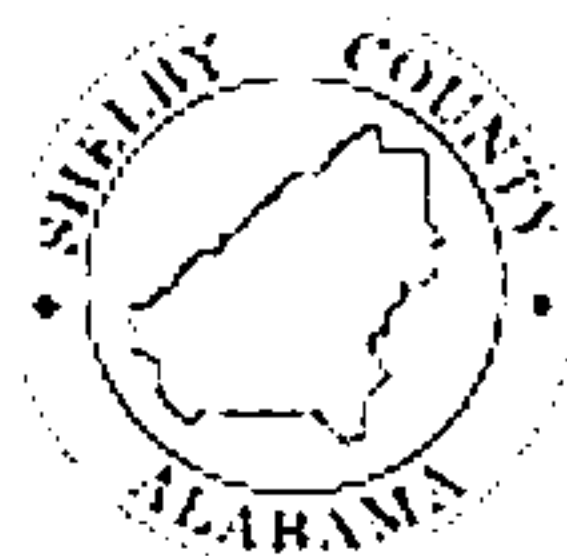
ZUNAID PORBANDARWALA

Sign: 

Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/15/2024 03:32:45 PM  
 \$38.00 BRITTANI  
 20240715000215390

*Alvin S. Bayl*