

This Instrument was Prepared by:

Send Tax Notice To: Lwellen Realty, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

**CORPORATION STATUTORY  
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Million Four Hundred Thousand Dollars and No Cents (\$2,400,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Jared Properties, an Alabama General Partnership, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Lwellen Realty, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 2, according to the Map of B & S Subdivision, as recorded in Map Book 9, Page 52, Probate Office of Shelby County, Alabama.

This conveyance is subject only to those matters set forth on Exhibit A attached hereto.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Partner who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 23<sup>rd</sup> day of July, 2024.

JARED PROPERTIES, AN ALABAMA GENERAL  
PARTNERSHIP

Michael M Jared  
Partner

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Michael M. Jared as Partner of Jared Properties, an Alabama General Partnership 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of July, 2024.

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024

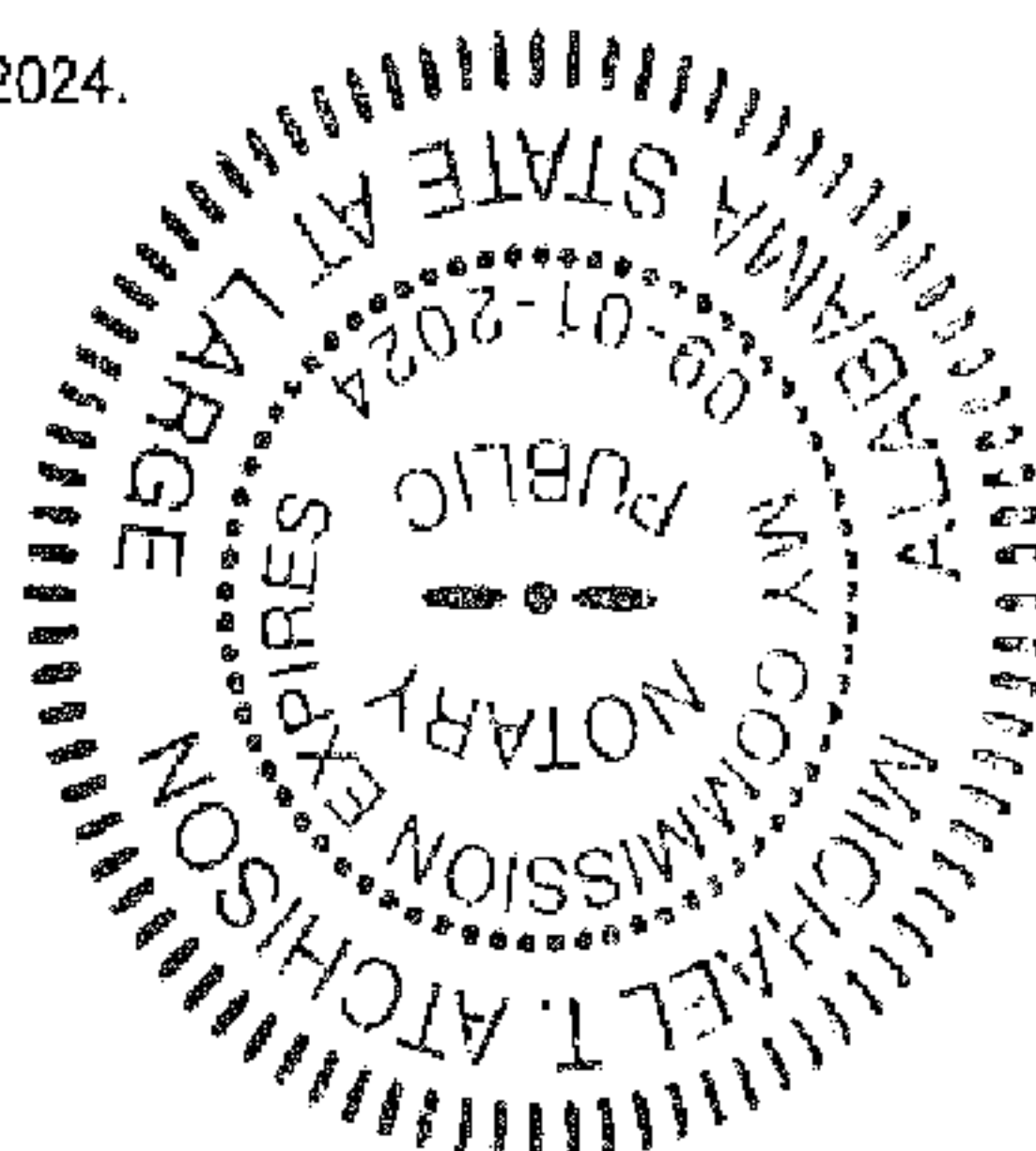


Exhibit A

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance of mineral rights.
3. Matters reflected on that certain ALTA/NSPS Land Title Survey of the subject property performed by Thomas Scott Dresher, PLS AL 50407, of Weygand, dated July 17, 2024, Job # 20241539.
4. Permits to Alabama Power Company recorded in Deed Book 111, Page 404; Deed Book 111, Page 406, Deed Book 136, Page 312; Real Book 48, Page 51 and Real Book 99, Page 562.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/23/2024 02:19:55 PM  
 \$2428.00 BRITTANI  
 20240723000226390

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Jared Properties, an Alabama General Partnership	Grantee's Name	Lwellen Realty, LLC
Mailing Address	<u>245 BREEM CREEK ROAD</u> Columbiana AL 35051	Mailing Address	<u>1400 3rd Avenue North</u> <u>Birmingham, AL 35203</u>
Property Address	<u>5501 Highway 280</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>July 12, 2024</u>
		Total Purchase Price	<u>\$2,400,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> 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 of 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 July 11, 2024

   Unattested

(verified by)

Print Jared Properties, an Alabama General Partnership

Sign *[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one