This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Leyonne Investments LLC 255 Highland View Drive Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of THREE HUNDRED THIRTY THREE THOUSAND SIX HUNDRED FORTY FIVE AND 00/100 DOLLARS (\$333,645.00) to the undersigned grantor, Windsor Court, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Leyonne Investments LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 105, according to the Survey of Windsor Court Phase 2, as recorded in Map Book 58, Page 72 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does 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 shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

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· · · · · · · · · · · · · · · · · · ·	GRANTOR, by its Managing Member, SB Holding Corp., by its
•	orized to execute this conveyance, hereto set its signature and seal, the 2024.
WINDSOR COURT, LLC By:	
STATE OF ALABAMA)	
COUNTY OF JEFFERSON)	
JACOB HALL, whose name as Ch Managing Member of WINDSOR of the foregoing conveyance and who	ry Public in and for said County, in said State, hereby certify the nief Financial Officer of SB Holding Corp., an Alabama Corporation COURT, LLC, an Alabama Limited Liability Company, is signed is known to me, acknowledged before me on this day that, being everywhere, he executed the same voluntarily for and as the act of some the same bears date.
Given under my hand and of	fficial seal this 31st of July , 2024
Canda M/ Suice Notary Public My Commission Expires:03/2	23/27 NOTAPLIA OTAPLA STATE AT LARGERING

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	rantor's Name Windsor Court, LLC [ailing Address 3545 Market Street] Hoover, AL 35226		Grantee's Name Mailing Address	Leyonne Investments LLC 2659 Oakleaf Circle Helena, AL 35022
Property Address	1153 Windsor Square Hoover, AL 35242		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
- ~	orice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of S Sales Co		Appraisal Other:		
Closing	Statement			
•	nce document presented for the form is not required.	recordation conta	ins all of the requi	ired information referenced above,
		Instructio	ns	
	e and mailing address - provint mailing address.	ide the name of th	he person or perso	ns conveying interest to property
Grantee's name being conveyed		ide the name of the	he person or perso	ons to whom interest to property is
•	ss - the physical address of to the property was conveyed		g conveyed, if ava	ilable. Date of Sale - the date on
-	price - the total amount paid ne instrument offered for rec	_	e of the property, b	both real and personal, being
conveyed by the		ord. This may be		both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property as de ty for property tax purposes	termined by the l	ocal official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I furt	•	e statements clain		l in this document is true and nay result in the imposition of the
Date: July 31,	2024		Andrew Bryant	
Unattes			Sign	
Of Ju	led and Recorded (Verified by) fficial Public Records dge of Probate, Shelby County Alabama, Cor erk	unty	(Grantor/Gran	tee/Owner/Agent) circle one Form RT-1
$\mathcal{A} \longrightarrow \mathcal{A}$ Sh	elby County, AL /31/2024 12:54:10 PM			

alli 5. Buyl

\$362.00 PAYGE

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