

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.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Chief Financial Officer, who is authorized to execute this conveyance, hereto set its signature and seal, this the 31st of July, 2024.

WINDSOR COURT, LLC

By: *Jacob Hall*
Its: Chief Financial Officer

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JACOB HALL**, whose name as Chief Financial Officer of SB Holding Corp., an Alabama Corporation, Managing Member of **WINDSOR COURT, LLC**, an Alabama 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 executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 31st of July, 2024.

Carla M. Hill
Notary Public

My Commission Expires: 03/23/27



