

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
William S. Windle
700 Southgate Drive
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Twenty Thousand and No/100 (\$220,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **ELITE ACQUISITIONS, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **WILLIAM S. WINDLE** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Restrictions and regulations for the use and maintenance of the William F. Cornelius Lake recorded in Book 80, Page 342, in the Probate Office of Shelby County, Alabama.
4. Permanent and perpetual easement granted to Shelby County, Alabama, as recorded in Instrument No. 1993-01275, in the Probate Office of Shelby County, Alabama.
5. Rights of other riparian owners of the lake shown on the survey by Ray Weygand, Professional Land Surveyor, Order No. 20230749, dated May 31, 2023.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

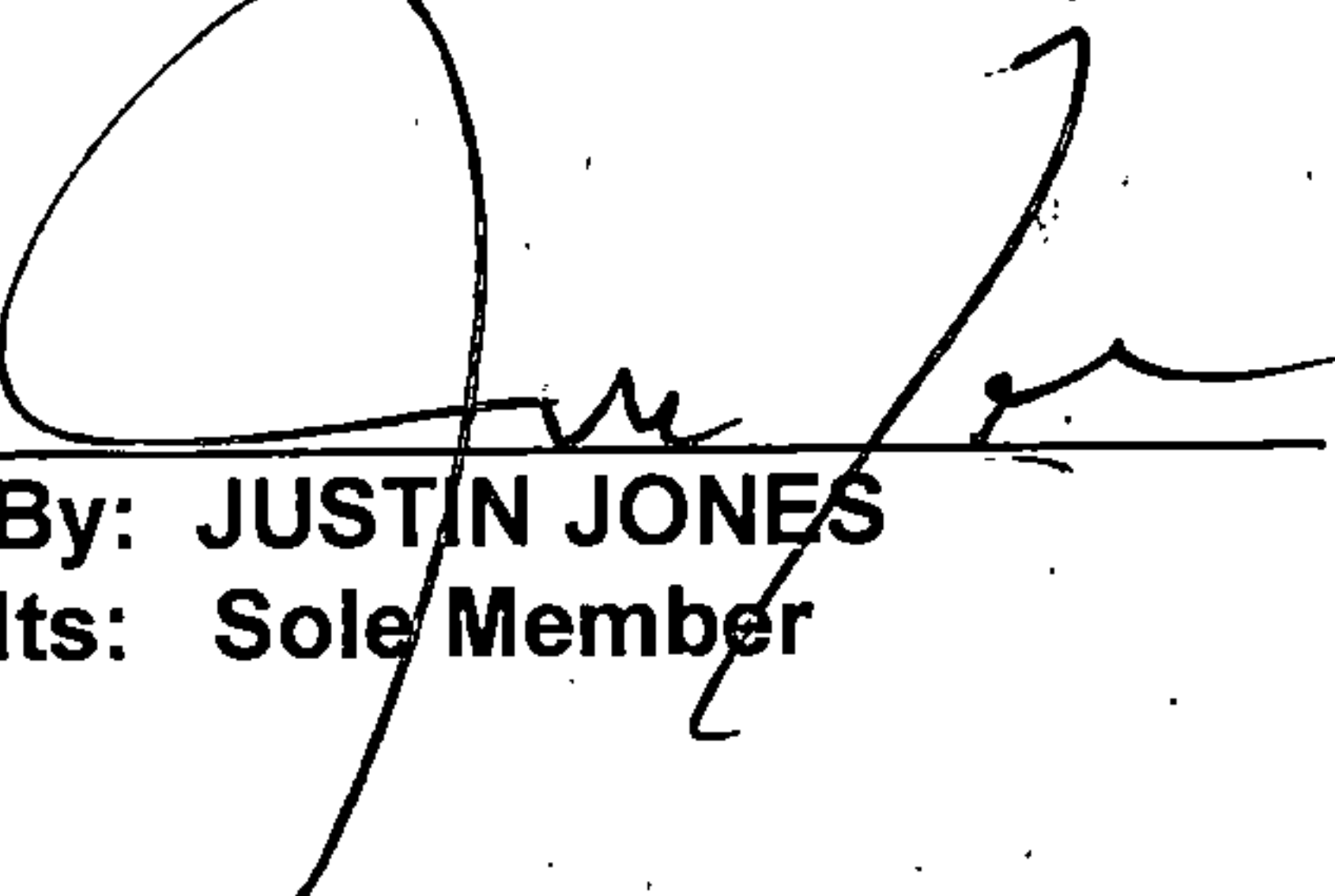
AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S, heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 08/06/2024
State of Alabama
Deed Tax: \$220.00

20240806000244330 2/4 \$251.00
Shelby Cnty Judge of Probate, AL
08/06/2024 02:50:26 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this 29th day of July, 2024.

ELITE ACQUISITIONS, LLC
an Alabama limited liability company
By its Sole Member
JUSTIN JONES FAMILY, LLC


By: JUSTIN JONES
Its: Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Justin Jones, whose name as Sole Member of Justin Jones Family, LLC, an Alabama limited liability company, acting in its capacity as Sole Member of Elite Acquisitions, 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 Instrument, he, in his capacity as such Sole Member of said limited liability company executed the same voluntarily and with full authority for and as the act of said limited liability company acting in its capacity of Sole Member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of July, 2024.


NOTARY PUBLIC
My Commission Expires: 06/02/2027

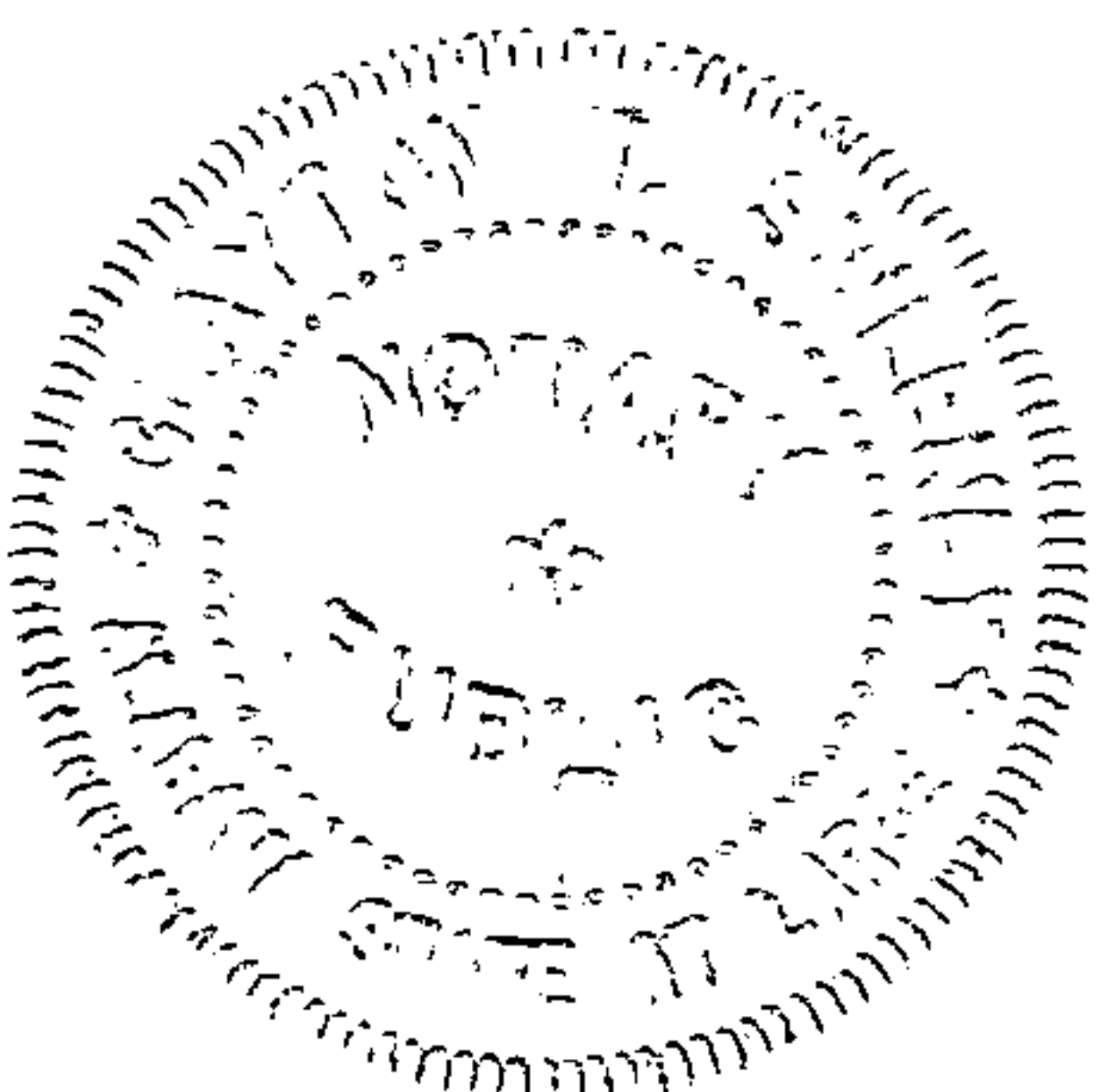
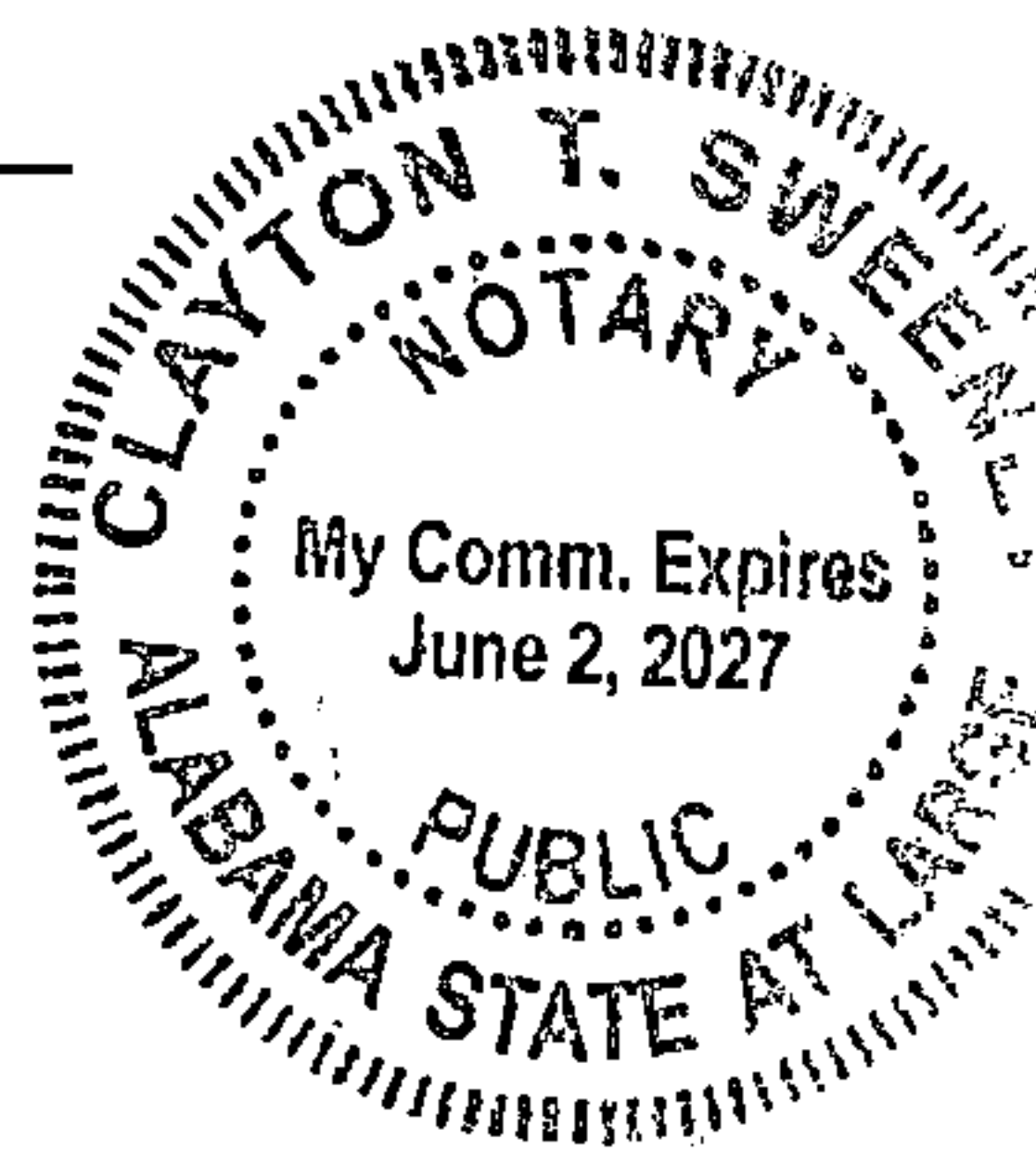


EXHIBIT A

Property 1:
PARCEL 1:



20240806000244330 3/4 \$251.00
Shelby Cnty Judge of Probate, AL
08/06/2024 02:50:26 PM FILED/CERT

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning, thence run in a easterly direction for a distance of 200.99 feet; thence turn an interior angle to the right of $89^{\circ}37'23''$ and run in a southerly direction for a distance of 396.17 feet; thence turn an interior angle to the right of $118^{\circ}52'40''$ and run in a south easterly direction for a distance of 24.25 feet; thence turn an interior angle to the right of $72^{\circ}40'46''$ thence run in a northerly direction for a distance of 210.74 feet; thence turn an interior angle to the left of $61^{\circ}04'32''$ and run in a southeasterly direction for a distance of 210.15 feet; thence turn an interior angle to the left of $119^{\circ}16'40''$ and run in a southerly direction for a distance of 211.21 feet; thence turn an interior angle to the right of $119^{\circ}12'31''$ and run in a south easterly direction for a distance of 405.75 feet; thence turn an interior angle to the right of $42^{\circ}12'46''$ and run in a north westerly direction a distance of 399.33 feet; thence turn an interior angle to the right of $55^{\circ}17'52''$ and run in a south westerly direction for a distance of 115.35 feet; thence turn an interior angle to the left of $96^{\circ}12'55''$ and run in a north westerly direction for a distance of 47.76 feet; thence turn an interior angle to the left of $118^{\circ}45'30''$ and run in a northerly direction for a distance of 308.38 feet; thence turn an interior angle to the right of $153^{\circ}48'57''$ and run in a north westerly direction for a distance of 155.51 feet; thence turn an interior angle to the right of $149^{\circ}58'52''$ and run in a north westerly direction for a distance of 118.57 feet; thence turn an interior angle to the right of $83^{\circ}42'29''$ and run in a south westerly direction for a distance of 107.79 feet back to the point of beginning.

Together with and subject to the following 30" ingress and egress easement:

CL 30' INGRESS/EGRESS EASEMENT:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning; thence run in a easterly direction for a distance of 200.99 feet; thence turn an interior angle to the right of $89^{\circ}37'23''$ and run in a southerly direction for a distance of 396.17 feet; thence turn an interior angle to the right of $118^{\circ}52'40''$ and run in a south easterly direction fore a distance of 24.25 feet; thence turn an interior angle to the right of $72^{\circ}40'46''$ thence run in a northerly direction for a distance of 210.74 feet; thence turn an interior angle to the left of $61^{\circ}04'32''$ and run in a southeasterly direction for a distance of 210.15 feet; thence turn an interior angle to the left of $119^{\circ}16'40''$ and run in a southerly direction for a distance of 211.21 feet; thence turn an interior angle to the right of $119^{\circ}12'31''$ and run in a south easterly direction for a distance of 70.35 feet; thence turn an interior angle to the right of $80^{\circ}48'22''$ and run in a northeasterly direction for a distance of 66.30 feet; thence turn an interior angle to the right of $167^{\circ}46'05''$ and run in a north easterly direction for a distance of 112.48 feet; thence turn an interior angle to the right of $161^{\circ}53'02''$ and run in a distance of 104.86 feet; thence turn an interior angle to the left of $167^{\circ}24'47''$ and run a distance of 114.52 feet; thence turn an interior angle to the left of $170^{\circ}03'10''$ and run a distance of 47.40 feet; thence turn an interior angle to the left of $158^{\circ}40'31''$ and run a distance of 114.40' feet.

Real Estate Sales Validation Form

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

Grantor's Name Elite Acquisitions, LLC
Mailing Address 1406 Highland Lakes Trail
Birmingham, AL 35242
Property Address 1101 Dunnavant Valley Road
Birmingham, AL 35242

Grantee's Name William S. Windle
Mailing Address 700 Southgate Drive
Pelham, AL 35124

Date of Sale July 29, 2024

Total Purchase Price \$ 220,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20240806000244330 4/4 \$251.00
Shelby Cnty Judge of Probate, AL
08/06/2024 02:50:26 PM FILED/CERT

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ Deed

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 _____

Elite Acquisitions, LLC
By Sole Member, Justin Jones Family, LLC
Print By: Justin Jones, Sole Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one