

Recording requested by:

Authority Title and Escrow of Alabama
4100 Market Street SW, Suite 100
Huntsville, AL 35808
(256) 800-2294

File Number: AL - 24-2146

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of FOURTY EIGHT THOUSAND AND 00/100 (\$48,000.00), and other good and valuable considerations, this day paid to **Kenneth Wayne George, Jr., an unmarried man**, of **9319 East 81st Street, Tulsa, OK 74133** (henceforth referred to as "Grantor"), the receipt of which is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto **Natami, LLC., a Pennsylvania Limited Liability Company**, of **23077 Three Notch Road, Ste 202, California, MD 20619** (henceforth referred to as "Grantee"), in fee simple, the following described real estate located at **87 Hawthorn Drive, Calera, AL 35040**:

SEE ATTACHED "EXHIBIT A"

*Source of Title: Instrument Number 20190918000342870 in the
Office of the Judge of Probate of Shelby County, Alabama.*

*No Title Opinion rendered or requested by Middleton Law Firm, PLLC.
Title Opinion rendered by Authority Title and Escrow of Alabama.*

David L. Marchant died on December 11th, 2023, death certificate attached.

TO HAVE AND TO HOLD the tract or parcel of land above described, together with all the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their successors and/or assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, 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 ad valorem taxes which became due and payable on October 1, 2024, restrictions, building set-back lines, and easements as shown of record, if any; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal this 14th day of September, 2024.

Kenneth Wayne George, Jr.
Kenneth Wayne George, Jr.

STATE OF California
COUNTY OF Kern

I, the undersigned Notary Public in and for said County and State, hereby certify that Kenneth Wayne George, Jr. whose name 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2024.

[Signature]
Notary Public A.L. Pentecost

My Commission Expires:
May 28, 2027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern

On 09/09/2024 before me, A.L. Partida, Notary Public
(insert name and title of the officer)

personally appeared Kenneth Wayne George, Jr
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal) A.L. Partida

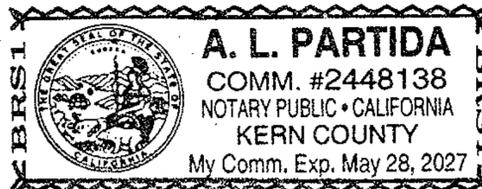


EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

Start at the intersection where the North right of way line of the Southern railroad crosses the West boundary line of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 24, Range 13 East, Shelby County, AL and run North along the West line of said 40 acres 210 feet to a point of beginning; thence continue along the same, course for 210 feet, thence in a Northeasterly direction 210 feet parallel with said Southern railroad, thence South and parallel with the West line of the tract herein conveyed 210 feet; thence run in a Southwesterly direction parallel with the North Right of Way of said railroad 210 feet to point of beginning. Same being the balance of the tract of land heretofore conveyed to Alton L. Glass and wife, Christine Glass by H. E. Alexander and wife, Johnnie L. Alexander as recorded in Deed Book 201, Page 349 Office of Judge of Probate, the other portion having been heretofore conveyed to David L. Marchant and wife, Frances Marchant.

And

Begin at the intersection where the North right-of-way of Southern Railroad crosses the West boundary line of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 24, Range 13 East and run North along the West line of said forty acres 210 feet; run thence in a Northeasterly direction 210 feet parallel with the Southern Railroad; run thence South and parallel with the West line of tire tract herein conveyed 210 feet to the North right-of-way line of the Southern Railroad; run thence on a Southwesterly direction along the North right-of-way of the said Railroad 210 feet to the point of containing one acre in the Northwest 1/4 of the Northwest 1/4, of Section 3, Township 24, Range 13 East, Shelby County, Alabama.

APN: 35-2-03-2-001-014.000

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

Exhibit B

ALABAMA Center for Health Statistics ALABAMA CERTIFICATE OF DEATH

State File Number 101 2023-53353

Form with fields for Deceased Legal Name (David Lovejoy Marchant), Date and Time of Death (Dec 11, 2023), County of Death (Shelby), City/Town/Location (Calera, 35040), Sex (Male), Age (89), Date of Birth (Apr 18, 1934), Birthplace (Alabama), Marital Status (Widowed), Informant Name (Dovie Duke), Disposition of Body (Burial), Cause of Death (Cardiovascular Disease), and Registrar (Nicole Henderson Rushing).

ANY ALTERATIONS VOID THIS DOCUMENT

THIS SIDE SHALL BE KEPT SECURELY ANY

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2024-396-567-8

Nicole Henderson Rushing, State Registrar of Vital Statistics

August 28, 2024

Real Estate Sales Validation Form

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

Grantor's Name	<u>Kenneth Wayne George, Jr.</u>	Grantee's Name	<u>Natami LLC</u>
Mailing Address	<u>9319 East 81st Street</u> <u>Tulsa, OK 74133</u>	Mailing Address	<u>23077 Three Notch Rd, Ste 202</u> <u>California, MD 20619</u>
Property Address	<u>87 Hawthorn Drive</u> <u>Calera, AL 35040</u>	Date of Sale	<u>09/10/2024</u>
		Total Purchase Price	<u>\$48,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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	<u>09/10/2024</u>	Print	<u>Kenneth Wayne George, Jr.</u>
<input type="checkbox"/> Unattested	_____	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2024 01:51:51 PM
\$81.00 JOANN
20240916000287990

Allie S. Boyd

Tennessee Certification of Electronic Document

I, Melanie Harper, do hereby make oath that I am a licensed attorney and/or the
custodian of the original version of the electronic document tendered for registration herewith
and that this electronic document is a true and exact copy of the original document executed and
authenticated according to law on 9/9/24 (date of document).

[Handwritten Signature]

Affiant Signature

9/16/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16th day of September, 2024.

[Handwritten Signature]

Notary's Signature

MY COMMISSION EXPIRES: 5/24/28

NOTARY'S SEAL

