

This instrument was prepared by: **Lauren Malbrough**  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Nicholas & Catherine Abigail Aglin  
1 Environs Parkway  
Helena, AL 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **FIVE HUNDRED FIVE THOUSAND AND 00/100 Dollars (\$505,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Trio Fund I Helena, AL, LLC, a Delaware Limited Liability Company**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Nicholas J. Anglin and Catherine Abigail Anglin**

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**PARCEL I:**

**Lot 1, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, page 6, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH rights in those certain easements recorded in Real 58, page 326, Real 279, page 295, Instrument 20051013000, Instrument 20060110000016530, Instrument 20070110000014980 and as shown in Map Book 35, page 138, in the Probate Office of Shelby County, Alabama.**

**PARCEL II:**

**A parcel situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, being more particularly described as follows:**

**Begin at the Northwest corner of said Section 30, thence run East along the North line of said quarter-quarter section for a distance of 100.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 390.00 feet to a point; thence run East and parallel to the North line of said quarter-quarter section for a distance of 150.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 410.00 feet to a point; thence run West and parallel to the North line of said quarter-quarter section for a distance of 250.00 feet to a point on the West line of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for a distance of 800.00 feet to the Point of Beginning.**

**\$429,250.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2024 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

**Trio Net Lease I, LP as sole member of Trio Fund I Helena, AL, LLC expressly authorized this conveyance and directed Kathleen Cahill to execute all documents as Authorized Signatory in a resolution executed by the entity after a properly attended member meeting.**

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as

aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

25<sup>th</sup> IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this day of September, 2024

**Trio Fund I Helena, AL, LLC, a Delaware Limited Liability Company**

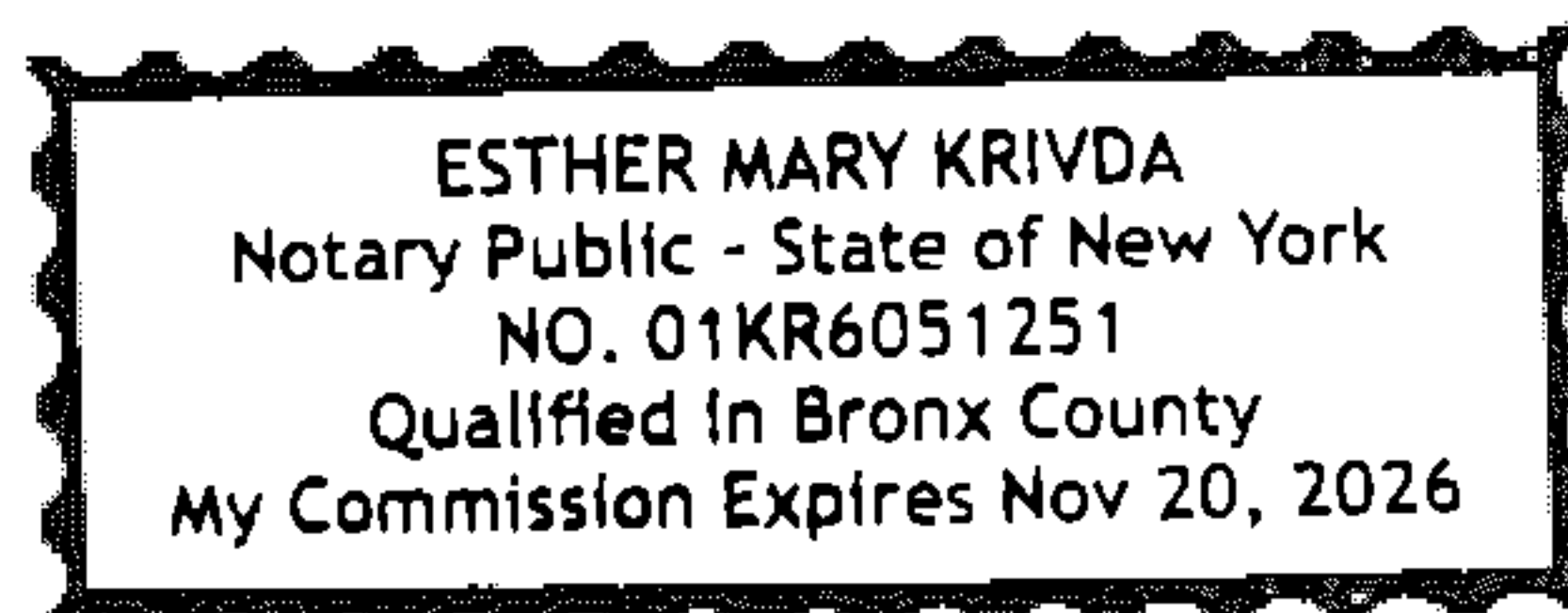
By: [Signature] (Seal)  
J.P. Morgan Investment Management, Inc.  
Kathleen Cahill  
Its: Authorized Signatory of Trio Net Lease I, LP as Sole Member

STATE OF New York  
COUNTY OF New York

I, Esther Mary Krivda, a Notary Public, in and for said County in said State, hereby certify that Kathleen Cahill as Authorized Signatory of J.P. Morgan Investment Management, Inc. as Authorized Signatory of Trio Net Lease I, LP which is Sole Member of Trio Fund I Helena, AL, LLC whose name as such Authorized Signatory of J.P. Morgan Investment Management, Inc. as Authorized Signatory of Trio Net Lease I, LP which is Sole Member of Trio Fund I Helena, AL, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 25 day of September, 2024.

[Signature]  
Notary Public: Esther Mary Krivda  
My Commission Expires: 11/20/2026



**REAL ESTATE SALES VALIDATION FORM**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
 Grantor Name: **Trio Fund I Helena, AL, LLC** Grantee Name: **Nick Anglin**

Grantee Name: **Abby Anglin**

Mailing Address: **1 Environs Parkway** Mailing Address: **1 Environs Parkway**  
**Helena, Alabama, 35080** **Helena, AL, 35080**

Property Address: **1 Environs Parkway** Date of Sale: \_\_\_\_\_  
**Helena, Alabama, 35080** Total Purchase Price: **\$505,000**

or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

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

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Other \_\_\_\_\_

XX 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 Section 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 Section 40-22-1 (h).

Date: 9/26/24

Print: Nick Anglin

\_\_\_\_ Unattested  
 (verified by)

Sign: X  
 (Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/02/2024 08:40:06 AM**  
**\$104.00 BRITTANI**  
**20241002000307330**

*Allen S. Bayl*