

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Forty Thousand and No/100 Dollars (\$240,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Horizon Builds, LLC, a Limited Liability Company** (herein referred to as grantors), grant, bargain, sell and convey unto **A & LR Properties, LLC, an Alabama Limited Liability Company** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

From the Northeast corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West run Southerly along the East Boundary line of said 1/4-1/4 Section for 225.0 feet to the point of beginning of the land herein described; thence turn an angle of 91 degrees 18 1/2 minutes to the right and run Westerly 235.0 feet to a point on the arc of a 40.0 foot radius circle; thence turn an angle of 64 degrees 20 1/2 minutes to the left for the chord of this described segment of arc of the above said circle, said chord being 34.64 feet in length; thence run along the arc of the above described segment of circle for 35.83 feet; thence from the above described chord turn an angle of 25 degrees 39 1/2 minutes to the left and run Southerly 118.78 feet; thence turn an angle of 84 degrees 18 minutes to the left and run Southeasterly 255.25 feet, more or less, to a point on the East Boundary line of said 1/2- 1/2 Section; thence run Northerly along the East boundary line of said 1/4-1/4 Section 175.0 feet to the point of beginning. This land being a part of the NE 1/4 of the SE of 1/4 of Section 22, Township 19, Range 2 West and being .899 acres, more or less as recorded in Shelby County Alabama PID 10-5-22-0-002-071.001 Office of the Judge of Probate of Shelby County, Alabama.

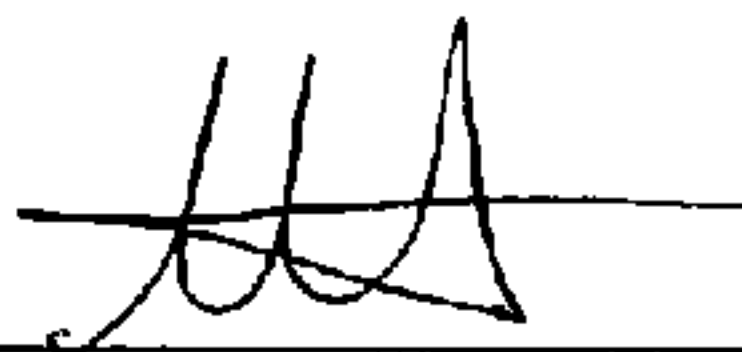
For ad valorem tax purposes only, the address of the above-described property is 3035 Ritha Circle, Birmingham, AL 35242.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 21st day of October, 2024.

Horizon Builds, LLC

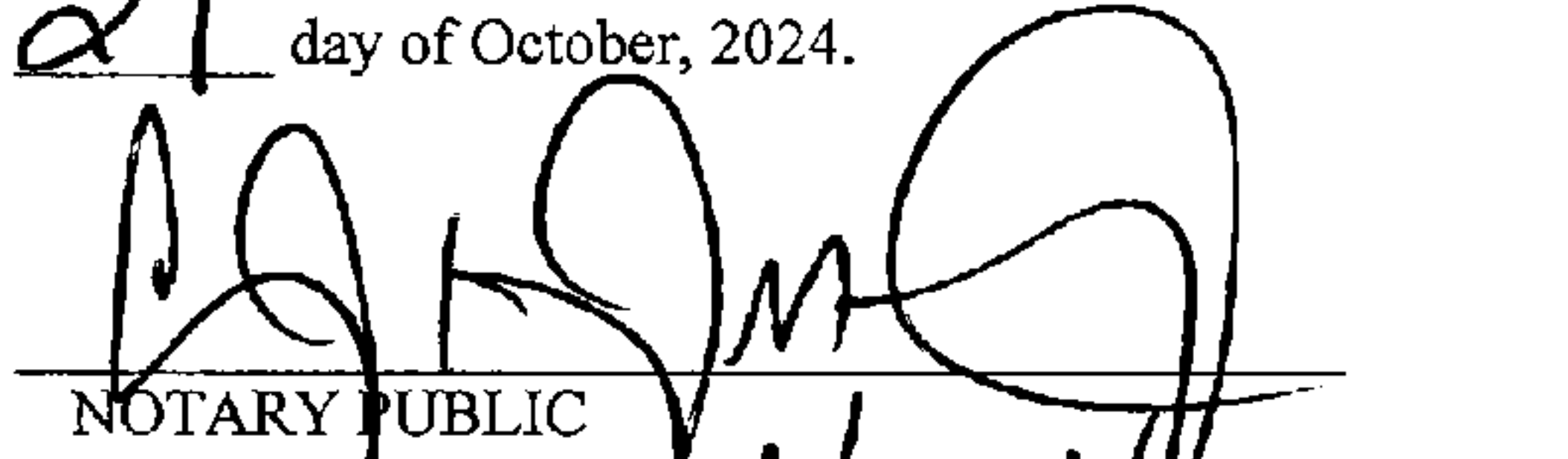


Steven Saia, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Steven Saia, as Member of Horizon Builds, LLC**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 21st day of October, 2024.


NOTARY PUBLIC
My Commission Expires: Nov. 4, 2027

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244
AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



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>Horizon Builds, LLC</u>	Grantee's Name	<u>A & LR Properties, LLC</u>
Mailing Address	<u>1334 Scout Trace</u>	Mailing Address	<u>2004 Butler Road</u>
	<u>Birmingham, AL 35244</u>		<u>Alabaster, AL 35007</u>

Property Address	<u>3035 Ritha Circle</u>	Date of Sale	<u>October 21, 2024</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$240,000.00</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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 October 21, 2024 Print Anthony Meicath

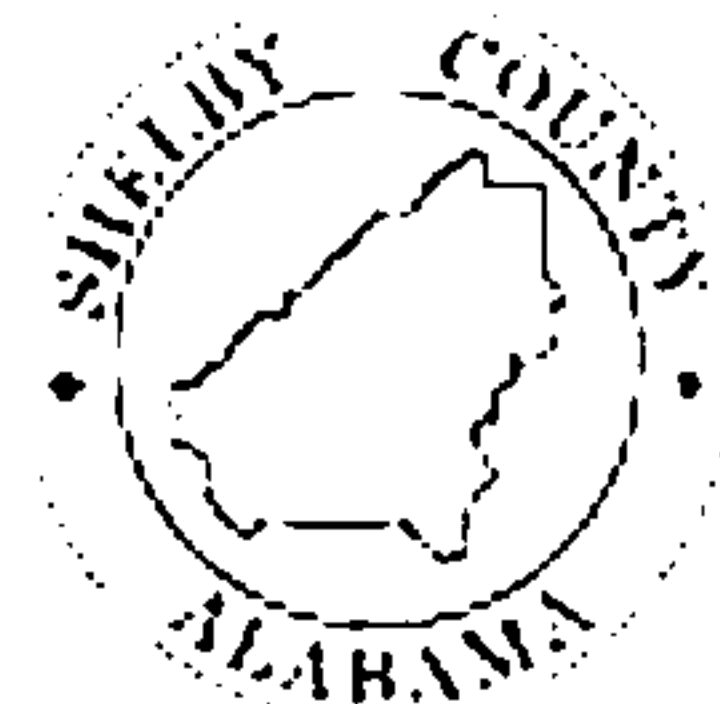
Unattested Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2024 11:45:52 AM
\$265.00 PAYGE
20241022000330760



Allen S. Bayl