

THIS INSTRUMENT PREPARED BY:

Ben Sedaghatzandi, Esq.  
HAKIMI LAW, PC  
150 Great Neck Road, Ste. 404  
Great Neck, NY 11021  
516-708-9736

**who makes no representation as to  
status of title or to matters which  
would be disclosed by a current survey.**

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STATE OF ALABAMA §  
§ STATUTORY WARRANTY DEED  
SHELBY COUNTY §

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned by **RAM DEVELOPMENT PARTNERS LLC**, an Alabama limited liability company, herein collectively referred to as the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, **ALABASTER AL REALTY LLC**, and **ALABASTER BILT LLC**, each an Alabama limited liability company, herein collectively referred to as the GRANTOR, does hereby grant, bargain, sell and convey unto **RAM WILLOW PLAZA SHOPPING CENTER LLC**, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Northeast corner of Lot 1, Block 1, of Willow Glen Subdivision, as recorded in Map Book 7, page 101, in the Probate Office of Shelby County, Alabama and run thence North 90°00'00" East along the North line of Open Space 'A' and the South line of Meadowlark Place, a public street, a distance of 130.08 feet to a corner and the Point of Beginning of the property being described; thence continue last described course a distance of 240.32 feet to the P.C. of a curb return to the right having a central angle of 90°00'00" and a radius of 35.0 feet; thence run along the arc of said curve an arc distance of 50.26 feet to the P.T. of said curve and on a curve to the left having a central angle of 05°11'35" and a radius of 2,125.19 feet; thence run along the arc of said curve an arc distance of 192.62 feet to a corner; thence run North 89°57'22" West a distance of 309.67 feet to a corner; thence run North 00°02'27" East a distance of 219.49 feet to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property. By acceptance of this deed, GRANTEE acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

**TO HAVE AND TO HOLD**, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its respective successors and assigns, together with every contingent remainder and right of reversion. GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered a lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR and expressly disclaims any further warranties or covenants.

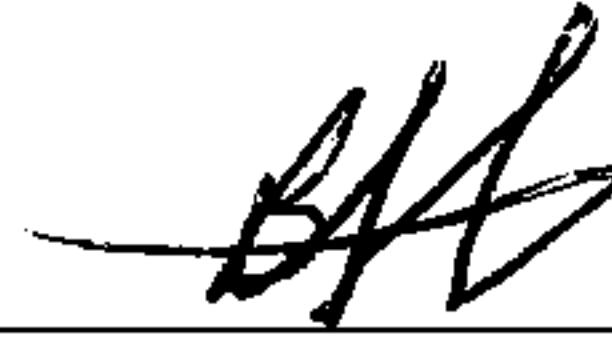
**SIGNATURE PAGE FOLLOWS**

**IN WITNESS WHEREOF**, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 17<sup>th</sup> day of October, 2024.

**ALABASTER AL REALTY LLC**

By: Montgomery Med Realty LLC  
Its: Sole Member

By: \_\_\_\_\_

  
Byron Hakimi, Manager

**ALABASTER BILT LLC**

By: \_\_\_\_\_

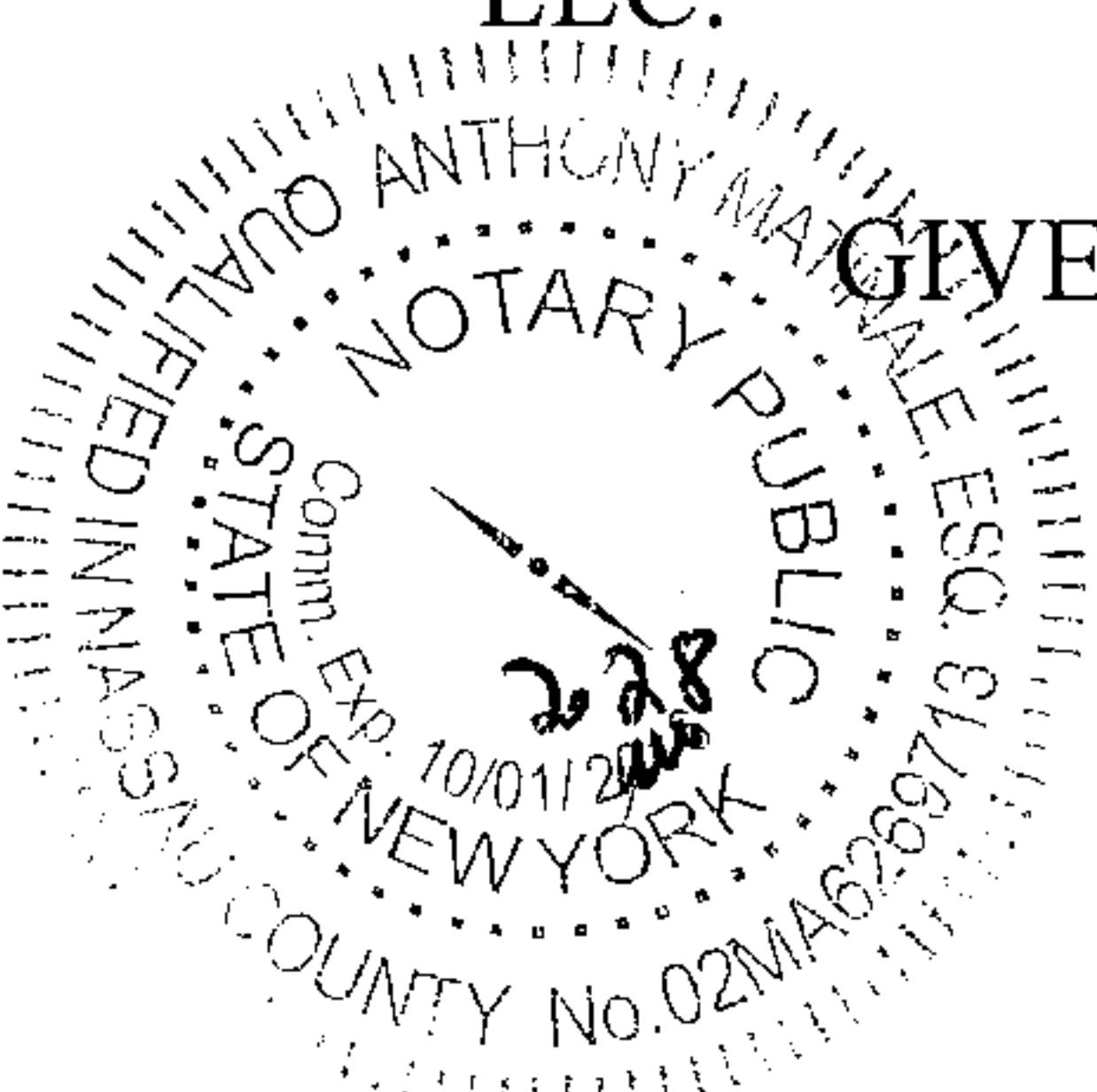
  
Byron Hakimi, Manager

**NOTARY SIGNATURE PAGE FOLLOWS**

STATE OF NEW YORK §  
§  
COUNTY OF NASSAU §

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Byron Hakimi, acting in his capacity as Manager of Montgomery Med Realty LLC, in its capacity as sole member of Alabaster AL Realty LLC, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of Montgomery Med Realty LLC, in its capacity as sole member of Alabaster AL Realty LLC.

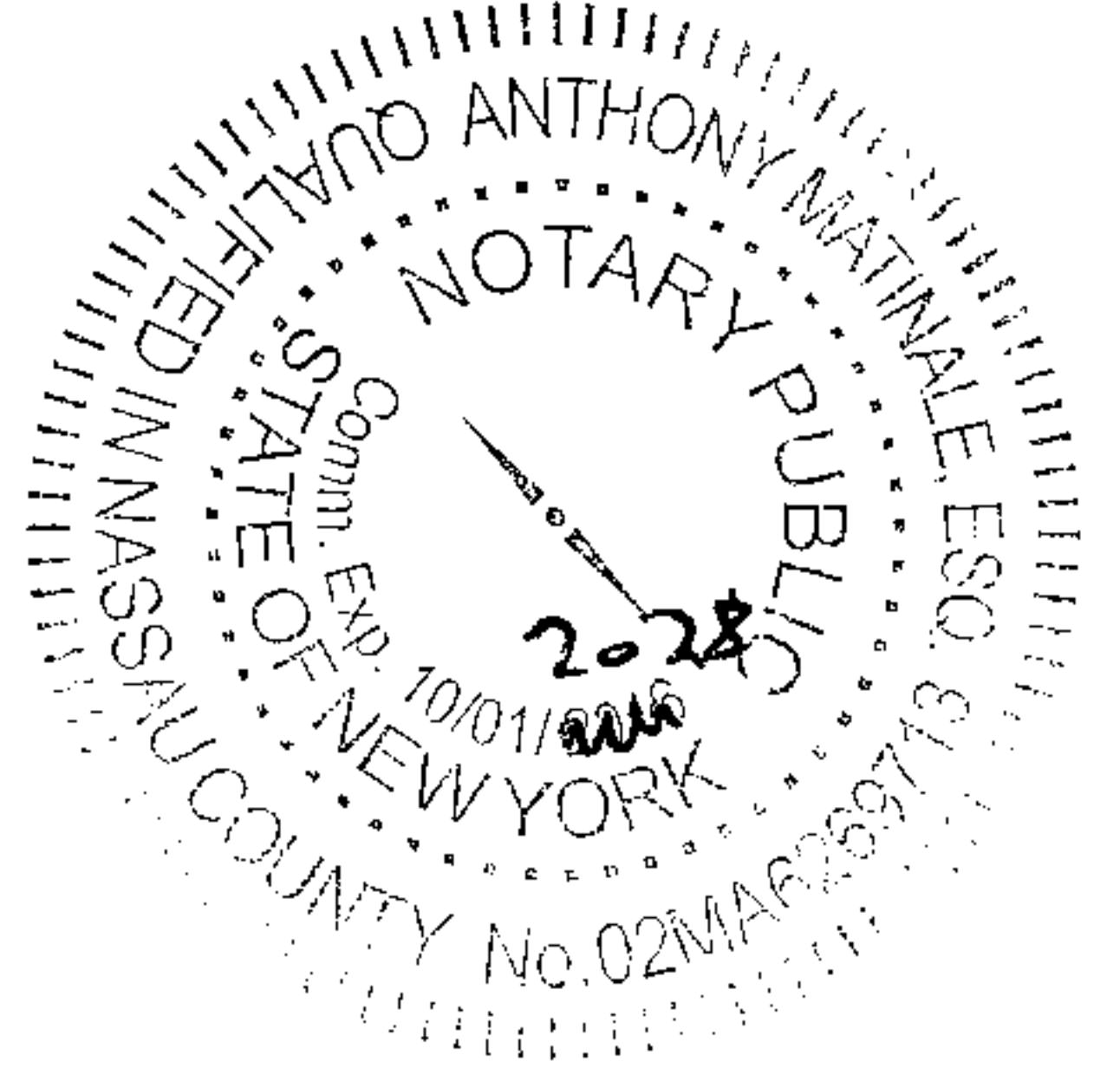
GIVEN under my hand and official seal, this the 17 day of October, 2024.

  
Anthony Matinale  
 Notary Public  
 My Commission Expires: 10/1/2028

STATE OF NEW YORK §  
§  
COUNTY OF NASSAU §

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Byron Hakimi, acting in his capacity as Manager of Alabaster Bilt LLC, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of Alabaster Bilt LLC.

GIVEN under my hand and official seal, this the 17 day of October, 2024.

  
Anthony Matinale  
 Notary Public  
 My Commission Expires: 10/1/2028

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form is attached hereto.

## Real Estate Sales Validation Form

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

Grantor's Name ALABASTER AL REALTY LLC  
 Mailing Address ALABASTER BILT LLC  
150 Great Neck Rd., Ste. 404  
Great Neck, NY 11021

Grantee's Name RAM WILLOW PLAZA SHOPPING  
 Mailing Address CENTER LLC  
2200 Magnolia Ave. S., Ste. 100  
Birmingham, AL, 35205

Property Address 7895 Highway 119  
Alabaster, AL 35007

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/24/2024 08:19:07 AM  
 \$35.00 PAYGE  
 20241024000333050

Date of Sale 10/23/2024Total Purchase Price \$ 925,000.00

or

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

or

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

*Allen S. Boyd*

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 \_\_\_\_\_

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.

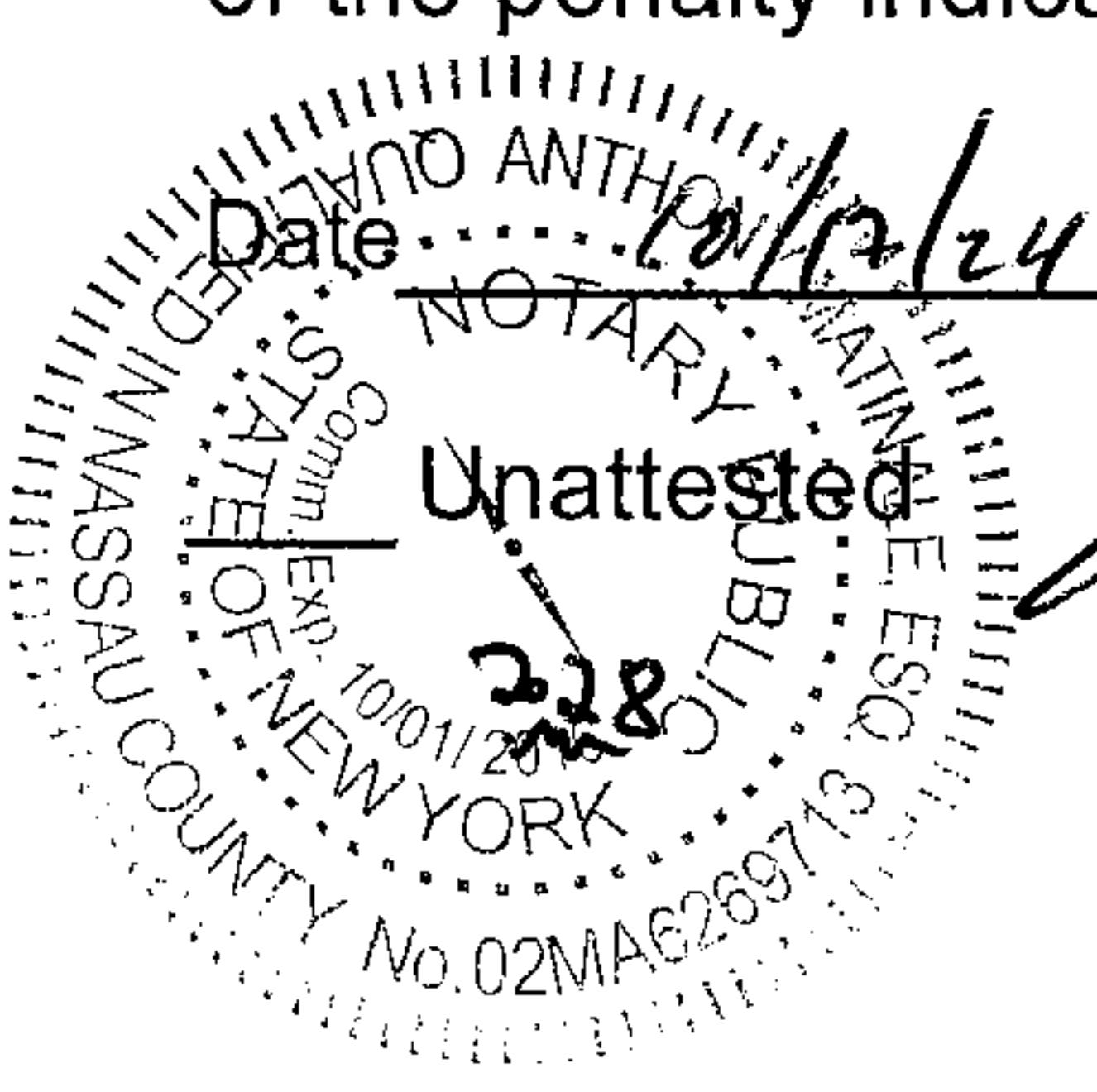
Date of Sale - the date on which interest to the property was conveyed.

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).



(verified by)

Print \_\_\_\_\_

Sign \_\_\_\_\_

*Byron Hahn**BH*

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1