

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
KADCO, LLC

4315; 4317; 4319; 4321; 4325; 4327  
4329 LENNOX PLACE VESTAVIA, AL  
35216

### **CORPORATION WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00)\* to the undersigned Grantors, LENNOX II, LLC 55.85% and LENNOX, LLC 45.15%, (hereinafter referred to as Grantors, whose mailing address is 4315; 4317; 4319; 4321; 4325; 4327 , 4329 LENNOX PLACE VESTAVIA, AL 35216), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto KADCO, LLC (herein referred to as Grantee), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LEGAL DESCRIPTION: DESCRIPTION IS TO DESCRIBE FACE OF BUILDING 12, LOCATED ON JULY 2, 2024, SAID BUILDING LYING WITHIN THE RESURVEY OF LENOX, A CONDOMINIUM, AS RECORDED IN MAP BOOK 51, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 88°48'39" EAST ALONG THE NORTH LINE OF SECTION 17 A DISTANCE OF 196.57 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF SECTION 17 RUN SOUTH 01° 11'21" WEST A DISTANCE OF 426.25 FEET MORE OR LESS TO THE FACE OF BUILDING 12 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE FACE OF BUILDING 12 THE FOLLOWING COURSES: Thence run South 34 °48'59" East a distance of 45.04 feet to a point; Thence run South 55° 11 '44" West a distance of 63.02 feet to a point; Thence run South 34°48'16" East a distance of 0.98 feet to a point; Thence run South 55°11'57" West a distance of 62.98 feet to a point; Thence run North 34°34'14" West a distance of 45.14 feet to a point; Thence run North 55°07'12" East a distance of 2.56 feet to a point; Thence run North 35°11 '25" West a distance of 5.15 feet to a point; Thence run North 55°49'49" East a distance of 10.72 feet to a point; Thence run South 35°05'40" East a distance of 5.00 feet to a point; Thence run North 55°03'13" East a distance of 11.30 feet to a point; Thence run North 33°44'20" West a distance of 2.96 feet to a point; Thence run North 55°31 '58" East a distance of 13.59 feet to a point; Thence run South 34°01 '00" East a distance of 2.92 feet to a point; Thence run North 55°42'44" East a distance of 9.80 feet to a point; Thence run North 35°31'14" West a distance of 1.79 feet to a point; Thence run South 52°40'03" West a distance of 0.32 feet to a point; Thence run North 35°33'47" West a distance of 5.00 feet to a point; Thence run North 55°18'39" East a distance of 11.85 feet to a point; Thence run South 35°06'22" East a distance of 4.95 feet to a point; Thence run North 59°09'07" East a distance of 1.60 feet to a point; Thence run South 34°47'26" East a distance of 1.64 feet to a point; Thence run North 55°05'47" East a distance of 1.88 feet to a point; Thence run North 36°36'14" West a distance of 0.96 feet to a point; Thence run North 54°34'16" East a distance of 3.24 feet to a point; Thence run North 33°39'45" West a distance of 4.92 feet to a point; Thence run North 55°00'39" East a distance of 7.19 feet to a point; Thence run South 33°49'31" East a distance of 4.98 feet to a point; Thence run North 55° 18'44" East a distance of 14.26 feet to a point; Thence run North 35°06'33" West a distance of 4.96 feet to a point; Thence run North 55°24'25" East a distance of 13.58 feet to a point; Thence run South 34°20'00" East a distance of 4.90 feet to a point; Thence run North 55°16'11" East a distance of 10.82 feet to a point; Thence run North 34°46'18" West a distance of 2.11 feet to a point; Thence run North 55°13'42" East a distance of 0.48 feet to a point; Thence run North 34°04'27" West a distance of 3.85 feet to a point; Thence run North 55°13'42" East a distance of 8.17 feet to a point; Thence run South 34°22'17" East a distance of 3.87 feet to a point; Thence run North 52°32'12" East a distance of 0.39 feet to a point; Thence run South 37°27'48" East a distance of 2.11 feet to a point; Thence run North 55°34'51" East a distance of 4.73 feet to the POINT OF BEGINNING.

Property address: 4315; 4317; 4319; 4321; 4325; 4327 , 4329 LENNOX PLACE VESTAVIA, AL 35216

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Taxes or special assessments which are not shown as existing liens by the public records.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
10. Grant of Land Easement and Restrictive Covenants in favor of Alabama Power Company as recorded in Instrument No. 200315-760 Jefferson County and Instrument No. 2005-56407 Shelby County.
11. Easement for distribution facilities in favor of Alabama Power Company as recorded in Instrument No. 2007-22970 Shelby County.
12. Sewer easements as shown by Map Book 107, Page 26.
13. Right of Way for Sanitary Sewer as recorded in Instrument No. 9408-5624 Jefferson County.
14. Right of Way for Sanitary Sewer in Favor of Jefferson County as recorded in Instrument No. 200407-8737 Jefferson County and Instrument No. 2004-29361 Shelby County as corrected by LR 200808 Page 10470.
15. Right of Way to Bell South Telecommunications as recorded in LR 200602 Page 2749.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, its successors, assigns, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set its hand and seal this the 16th day of October, 2024.

LENNOX II, LLC 55.85%

By: 

Its: CHARLES KESSLER

Poor Quality

LENNOX, LLC 45.15%

By: 

CHARLES KESSLER

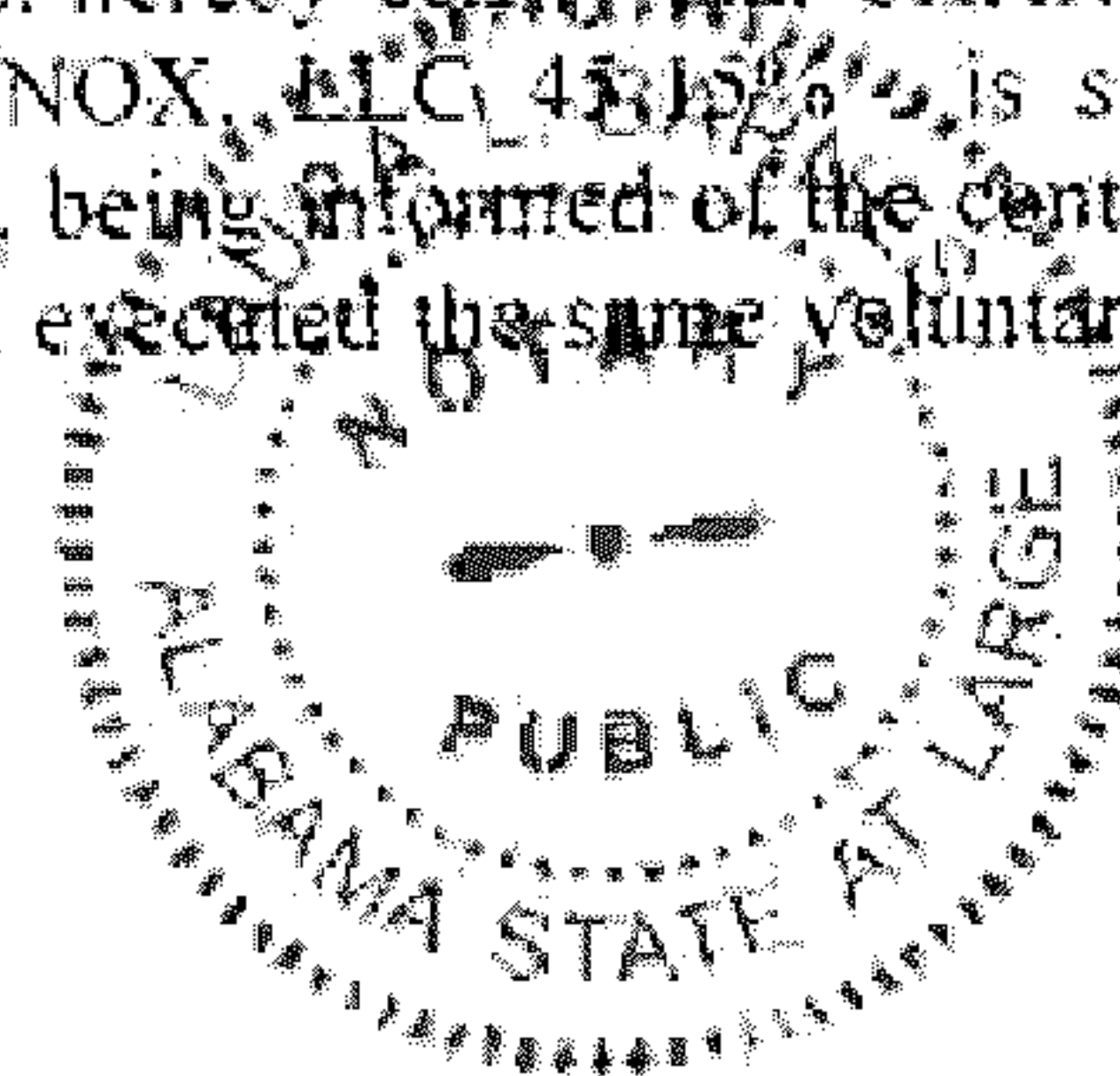
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES KESSLER, whose name as AUTHORIZED MEMBER of LENNOX II, LLC 55.85% and LENNOX, LLC 45.15%, 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, CHARLES KESSLER, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said LENNOX II, LLC 55.85% on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2024.

  
NOTARY PUBLIC

My Commission Expires: 3/1/25





## Real Estate Sales Validation Form

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

Grantor's Name:	LENOXX II, LLC 55.85% and LENOXX, LLC 45.15%	Grantee's Name:	KADCO, LLC
Mailing Address:	4315; 4317; 4319; 4321; 4325; 4327 4329 LENNOX PLACE VESTAVIA, AL 35216	Mailing Address:	4315; 4317; 4319; 4321; 4325; 4327 4329 LENNOX PLACE VESTAVIA, AL 35216
Property Address:	4315; 4317; 4319; 4321; 4325; 4327 4329 LENNOX PLACE VESTAVIA, AL 35216	Date of Sales	October 16th, 2024
		Total Purchase Price:	(\$1,600,000.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>X</u> _____ 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 16th, 2024Print Laura L. Barnes

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/25/2024 08:40:35 AM  
\$29.00 PAYGE  
20241025000334350

(verified by)

Alex S. Byrd