



20241025000334540 1/6 \$2407.00
Shelby Cnty Judge of Probate, AL
10/25/2024 08:57:02 AM FILED/CERT

Note to Recorder: A Mortgage in the amount of \$1,815,000.00 is being recorded simultaneously herewith.

*This Instrument Prepared By,
And after recording return to:*
Vaughn McWilliams
2100 B Southbridge Parkway
Suite 240
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS, THAT for and in consideration of the sum of One and No/100 Dollars (\$1.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, **CHINA ALEXIS IRWIN GALISSARD DE MARIGNAC, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD BRUCE IRWIN, DECEASED, SHELBY COUNTY PROBATE CASE #PR-2023-0009777 ("Grantor")**, having an address of 3700 Cahaba Beach Rd #400, Birmingham, AL 35242, does by these presents grant, bargain, sell and convey unto **ALTEVEST RIVERCHASE, LLC**, an Alabama limited liability company ("**Grantee**"), having an address of 2563 Dolly Ridge Road, Vestavia Hills, AL 35243, the following: (a) all that certain parcel or tract of land located in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof (the "**Land**"), and (b) all improvements, buildings, structures and fixtures located on the Land, and (c) all rights, privileges, easements, hereditaments, and appurtenances pertaining to the foregoing (collectively, the "**Property**").

PROVIDED, HOWEVER, that this conveyance is expressly made subject to all those matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, forever, subject to the Permitted Encumbrances.

Shelby County, AL 10/25/2024
State of Alabama
Deed Tax: \$2370.00



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AND the said Grantor does for itself and its successors and assigns covenant with the said Grantee that it will, and its successors and assigns shall, forever warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under Grantor, but none other.

[No further text on this page. Signature page follows.]



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IN WITNESS WHEREOF, the said Grantor has caused this instrument to be properly executed and delivered as of the 23rd day of October, 2024.

GRANTOR:

THE ESTATE OF DONALD BRUCE IRWIN

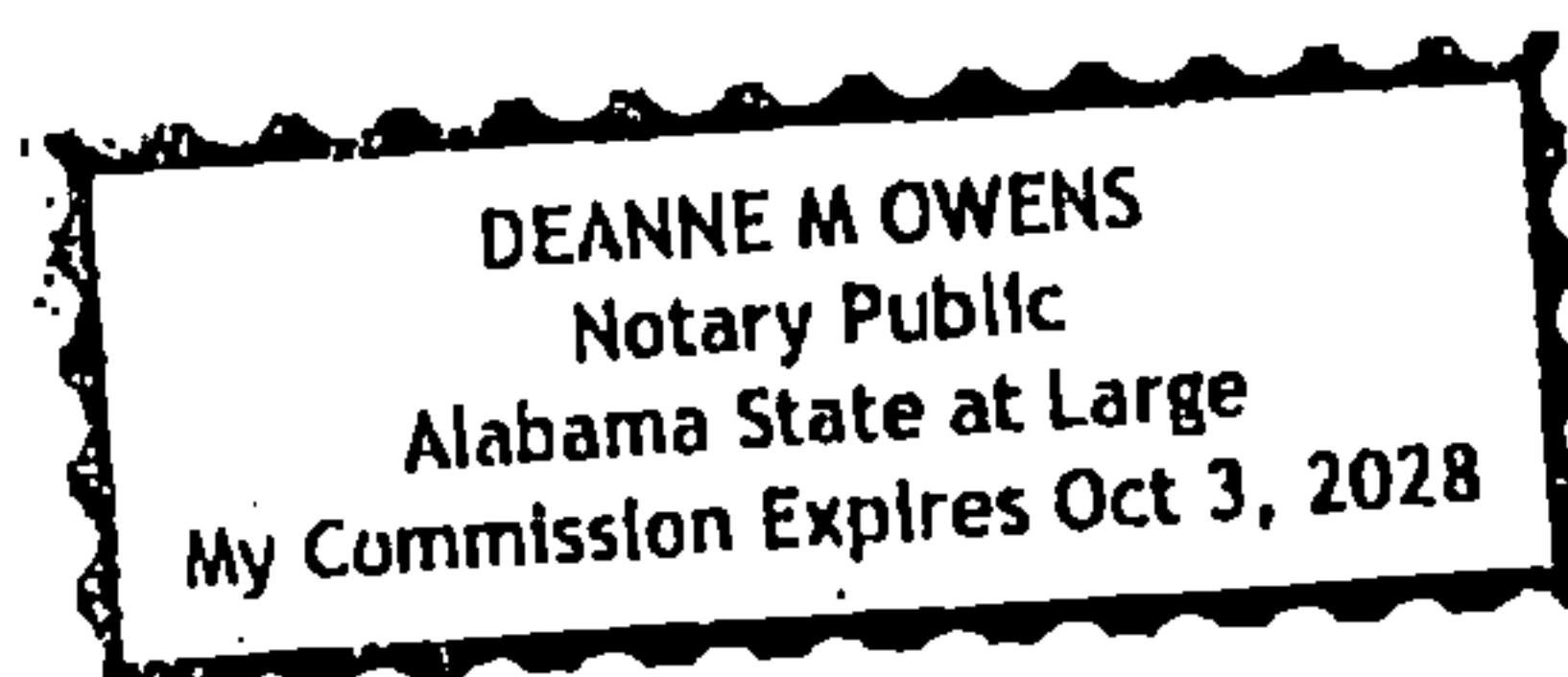
By: China Alexis Irwin Galissard de Marignac
Name: China Alexis Irwin Galissard de Marignac
Title: Personal Representative

STATE OF ALABAMA)
Jefferson COUNTY)

I, DeAnne M Owens a Notary Public, in and for said County, in said State, hereby certify that China Alexis Irwin Galissard de Marignac, whose name as Personal Representative of the Estate of Donald Bruce Irwin, Probate Case Number PR-2023-000977, as filed in Shelby County, Alabama 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 said conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2024.

DeAnne M Owens
NOTARY PUBLIC
My Commission Expires: _____





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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, according to the Survey of Irwin's Subdivision as recorded in [Map Book 43, page 122],
in the Probate Office of Shelby County, Alabama.



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EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Matters reflected on map recorded in Map Book 43, page 122, in the Probate Office of Shelby County, Alabama.
3. Amendment No. 2 to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as recorded in Misc. Book 19, page 633, in the Probate Office of Shelby County, Alabama. Said Amendment also being filed in Birmingham Real 1437, Page 570 and in Bessemer Real 348, Page 878, in the Probate Office of Jefferson County, Alabama.
4. Restrictions appearing of record in Deed Book 333, page 321, in the Probate Office of Shelby County, Alabama.
5. Utility easements and sanitary sewer easements as shown on survey of Laurence D. Weygand, dated May 19, 1981, a copy of said survey being attached to Deed Book 333, page 321, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 225, Page 998; Deed Book 225, Page 996; Deed Book 337, Page 300 and Deed Book 337, Page 305, in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 525, in the Probate Office of Shelby County, Alabama.
8. Easement Agreement between DBI Properties, LLC, and R. Charles Stagner, as recorded in Instrument 1999-50914, in the Probate Office of Shelby County, Alabama.
9. Easements reserved in deed recorded in Instrument 20240416000110410, in the Probate Office of Shelby County, Alabama.
10. Powers and provisions as set out in the Articles of Incorporation of Riverchase Business Association, Inc. as recorded in Misc. Book 13, page 488, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
11. Rights of tenants in possession, as tenants only, under any unrecorded leases.

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Donald Bruce Irwin
 Mailing Address 3700 Cahaba Beach Rd #400
Birmingham, AL 35242

Grantee's Name ALTEVEST RIVERCHASE, LLC
 Mailing Address 2563 Dolly Ridge Road
Vestavia Hills, Alabama 35243

Property Address 2147 Riverchase Office Road
Hoover, Alabama 35244

Date of Sale _____

Total Purchase Price \$ 2,370,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records

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- S. Byrd

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).

Date 10-23-2024Print China Alexis Irwin Galissard LeMarlyne

Unattested _____

Sign _____

(verified by)

((Grantor) Grantee/Owner/Agent) circle one

Print Form

Form RT-1