

Prepared By and Return To:

David M. Sigler
Access Title & Closing Group, LLC
David M. Sigler
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-22-00145-RET

Send Property Tax Notice to:
Campo X, LLC

2856 MONTEVALL O PARK
RD. IRONDALE, AL
35210

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that:

The Joshua One Nine Group, LLC

For and in consideration of the sum of ONE MILLION FOUR HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, (\$1,465,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by:

Campo X, LLC

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of SHELBY, State of Alabama, which is described as follows:

Lot 5-B2, according to Sunshine Resurvey #2, as recorded in Map Book 43, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama

Commonly known as 110 Little Valley Court, Birmingham, AL 35244

Source of Title: Warranty Deed from Sunshine, LLC to The Joshua One Nine Group, LLC dated 05/17/2013 , recorded on 05/23/2013 at Inst.#20130523000211940 and corrected in Inst.#20130820000340130, Shelby County records.

Subject to:

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.
2. Mineral and mining rights not owned by Grantor
3. Any applicable zoning ordinances
4. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
5. Public utility easements as shown by recorded plat, including a 20 foot easement thru the North 1/2 and a 10 foot easement on the North and east side
6. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 139, Page 157, and Deed Book 312, Page 602 shelby county alabama records

7. Easement to Alabama Power Company and South Central Bell according to instrument recorded in Deed Book 304, Page 25. Easement to Alabama Power dated 11/4/2013 and recorded on 04/15/2014 in #20140415000109620
8. Declaration of Protective Covenants, Agreements, easements, charges and liens for Riverchase Business as recorded in Misc Book 13, Page 50, amended in Misc Book 15, Page 189 and Misc Book 19, Page 633
9. Agreement with Alabama Power Company as recorded in Misc Book 15, Page 401
10. Subject to Resolution No. 4187-08 filed for record in Instrument 20081023000414470 Shelby County records.
11. Subject to Resolution No. 4945-13 filed for record in Instrument 20130625000259180 Shelby County records.
12. Said property conveyed is hereby subjected to that certain Land Use Agreement dated April 16, 1977 between The Harbert-Equitable Joint Venture and Blue Cross and Blue Sheild of Alabama, recorded in Misc Book 19, beginning at Page 690 in the Office of the Judge of Probate of Shelby County, Alabama. Said property conveyed is hereby restricted to use as an office, retail, restaurant or commercial development with a density not to exceed 10, 000 square feet per acre, unless a change in use is authorized pursuant to the Riverchase Business Covenants

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their successors and/or assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of SHELBY County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused these presents to be executed this 8th day of

November, 2024.

The Joshua One Nine Group, LLC

BY: 
Lance E. Rhodes,
as Authorized Member
of The Joshua One Nine Group, LLC

STATE OF AL

COUNTY OF Jefferson

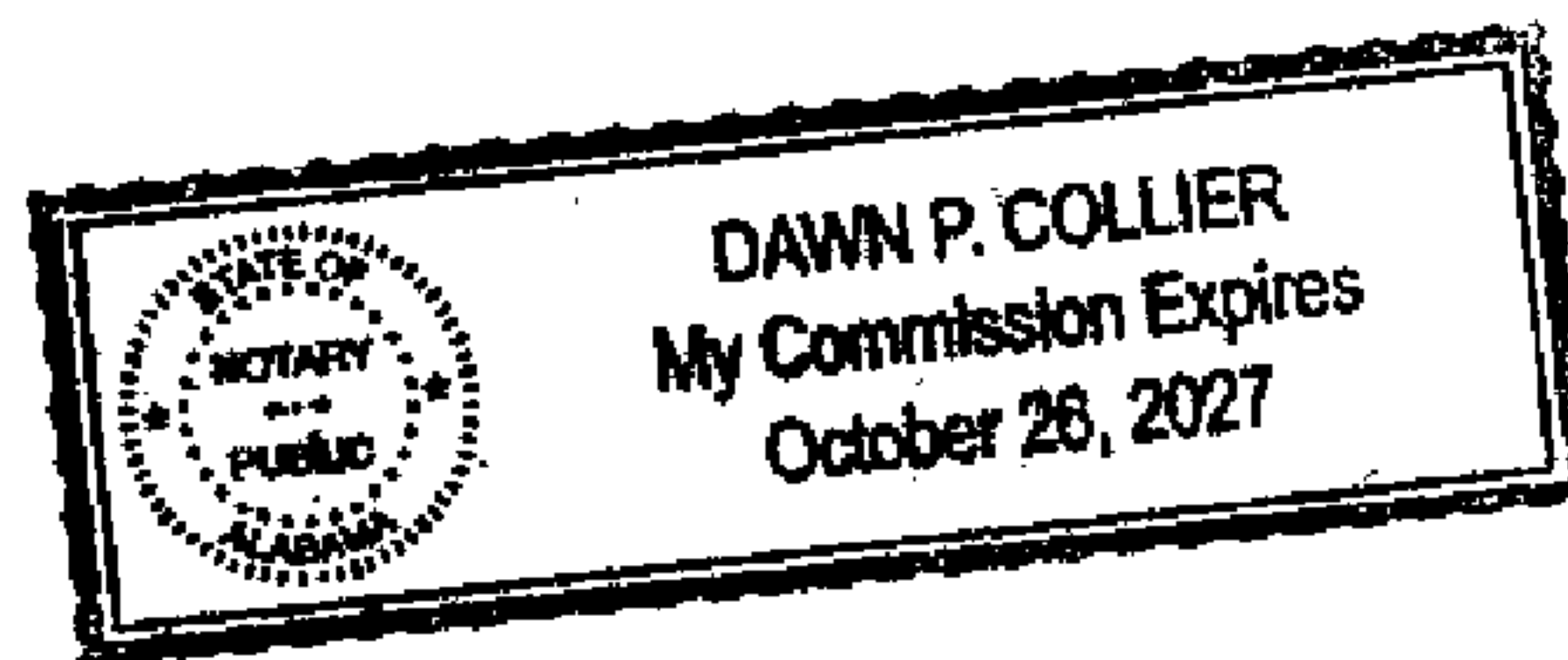
I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Lance E. Rhodes**, as **Authorized Member of The Joshua One Nine Group, LLC** is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, in his capacity as Authorized Member with full authority and being informed of the contents of the conveyance he executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 8th day of November, 2024.

Dawn P. Collier

Notary Public
My Commission Expires: _____

[Notary Seal]



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 Joshua One Nine Group, LLC
 Mailing Address 100 Little Valley Court
Birmingham AL 35244

Grantee's Name CAMPO X
 Mailing Address 2856 Montevallo Park Rd.
Irondale AL 35210

Property Address 110 Little Valley Court
Birmingham AL 35244

Date of Sale 11/07/2024Total Purchase Price \$~~2,200,000~~ 1,465,000.00

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/15/2024 08:11:41 AM

\$208.00 JOANN

20241115000354180

Actual Value

\$

or

Assessor's Market Value \$



The purchase price or actual value claimed on this Bill of Sale verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other☒ 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 11/08/2024Print Dawn P. Collier☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1