

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Top Shelf Properties, LLC
2908 Pump House Rd., Suite 150
Mountain Brook, AL 35243

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Three Hundred Twelve Thousand Five Hundred and 00/100 (\$1,312,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Charles J. Lorant, as Personal Representative of the Estate of Angelina C. Lorant, deceased, Probate Case No. S-2023-537, St. Clair County, Alabama**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Top Shelf Properties, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE NORTH 89 DEGREES 12 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 146.67 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 85.26 FEET TO A 5/8 INCH IRON PIN ALSO BEING LOCATED ON THE EAST RIGHT OF WAY MARGIN OF COUNTY ROAD 55; THENCE ALONG SAID EAST MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2101.37 FEET, AN ARC LENGTH OF 188.22 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 36 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 188.16 FEET TO A 1/2 INCH CAPPED IRON PIN (STAMPED CA541LS) LOCATED ON A RIGHT OF WAY FLANGE FOR COUNTY ROAD 55 AND US HIGHWAY 280; THENCE ALONG THE FLANGE NORTH 41 DEGREES 59 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 167.20 FEET TO A CONCRETE MONUMENT LOCATED ON THE SOUTH RIGHT OF WAY MARGIN OF U.S. HIGHWAY 280; THENCE ALONG SAID SOUTH MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5831.47 FEET, AN ARC LENGTH OF 75.35 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 27 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 75.35 FEET TO A 1/2 INCH OPEN TOP PIPE; THENCE LEAVING SAID SOUTH MARGIN SOUTH 1 DEGREES 17 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 322.35 FEET TO THE POINT OF BEGINNING.

Subject To:

Ad Valorem taxes for 2025 and subsequent years not yet due and payable.

Existing covenants and restrictions, easements, building lines and limitations of record.



20241118000357410 2/3 \$1340.50
Shelby Cnty Judge of Probate, AL
11/18/2024 01:48:02 PM FILED/CERT

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

Said real is being conveyed and is accepted by the GRANTEE "AS IS" and "WHERE IS" in its present condition without any warranties or representations, express or implied, of any kind whatsoever by the GRANTOR as to the condition of said real estate or its suitability for any purpose whatsoever.

IN WITNESS WHEREOF, said GRANTOR, through its duly authorized officer, has hereunto set its hand and seal this the 8th day of November, 2024.

Estate of Angelina C. Lorant,
deceased, Probate Case #S-2023-537,
St. Clair County, Alabama

By


Charles J. Lorant

as Personal Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles J. Lorant, whose name as Personal Representative, of the Estate of Angelina C. Lorant, deceased, Probate Case #S-2023-537, St. Clair County, Alabama, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of November, 2024.


NOTARY PUBLIC

My Commission Expires: 06-02-2027

(Affix 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 Estate of Angelina C. Lorant,
deceased, Probate Case No.
S-2023-537 St. Clair County,
Alabama

Mailing Address 5304 Meadow Brook Rd
Birmingham, AL 35242

Property Address 9534 Hwy 55
Harpersville, AL 35078

Grantee's Name Top Shelf Properties, LLC

Mailing Address 2908 Pump House Rd., Suite 150
Mountain Brook, AL 35243

Date of Sale November 8, 2024

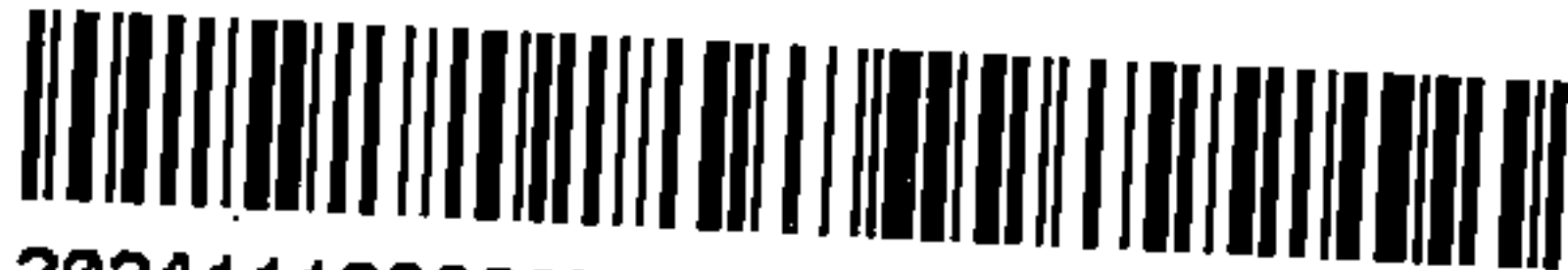
Total Purchase Price \$ 1,312,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20241118000357410 3/3 \$1340.50
Shelby Cnty Judge of Probate, AL
11/18/2024 01:48:02 PM FILED/CERT

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/ Assessor's Appraised Value

☐ Other - property tax redemption

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 _____

Unattested

(verified by)

Estate of Angelina C. Lorant, deceased, Probate Case
#S-2023-537 St. Clair County, Alabama
Print Charles J. Lorant, as Personal Representative

Sign

(Grantor/Grantee/Owner/Agent) circle one