



20241118000357430 1/3 \$2728.00
Shelby Cnty. Judge of Probate, AL
11/18/2024 02:00:40 PM FILED/CERT

Shelby County, AL 11/18/2024
State of Alabama
Deed Tax: \$2700.00

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

Send Tax Notice To:
Cloud Enterprises Corporation, Inc.
241 Somerset Dr.
Gadsden, AL 35901

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Million Seven Hundred Thousand and NO/100 Dollars (\$2,700,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Valleydale Land Co., an Alabama limited liability company** (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, **Cloud Enterprises Corporation, Inc., an Alabama corporation** (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:

Lot 1, according to the Survey of Lakeview Commercial Parc, as recorded in Map Book 35, Page 149, in the Probate Office of Shelby County, Alabama.

SUBJECT TO and EXCEPT FOR:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. 50-foot building line on front side of lot as shown on Map Book 35, Page 149.
4. 5-foot building line on east side of lot as shown on Map Book 35, Page 149.
5. 15-foot building line on north side of lot as shown on Map Book 35, Page 149.
6. 20-foot building line on west side of lot as shown on Map Book 35, Page 149.
7. 20-foot easement on east side of lot as shown on Map Book 35, Page 149.
8. 15-foot easement on south side of lot as shown on Map Book 35, Page 149.
9. 5-foot easement on west side of lot as shown on Map Book 35, Page 149.
10. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 327, Page 451.
11. Easement as recorded in Deed Book 330, Page 491.
12. Line Permit granted to Alabama Power Company recorded in Deed Book 179, Page 337.
13. 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.
14. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2006-31510. Restrictions appearing of record in Instrument No. 2006-30040.
15. Covenants, Conditions, Restrictions, Easements, liens for assessments and arc as set forth in Declaration of Covenants for Lakeview Commercial Park as recorded in Instrument No. 20060622000300400, as amended by First amendment as recorded in Instrument No. 2008070300271170.
16. Storm Sewer pipes on various locations of subject property as shown on survey of Barton F. Carr dated January 7, 2010.
17. Memorandum of Lease and Right of First Refusal by and between Valleydale Land Co., LLC and Credit to CTC AL LLC, dated, January 12, 2024, and recorded in Inst. No. 20240821000261260.

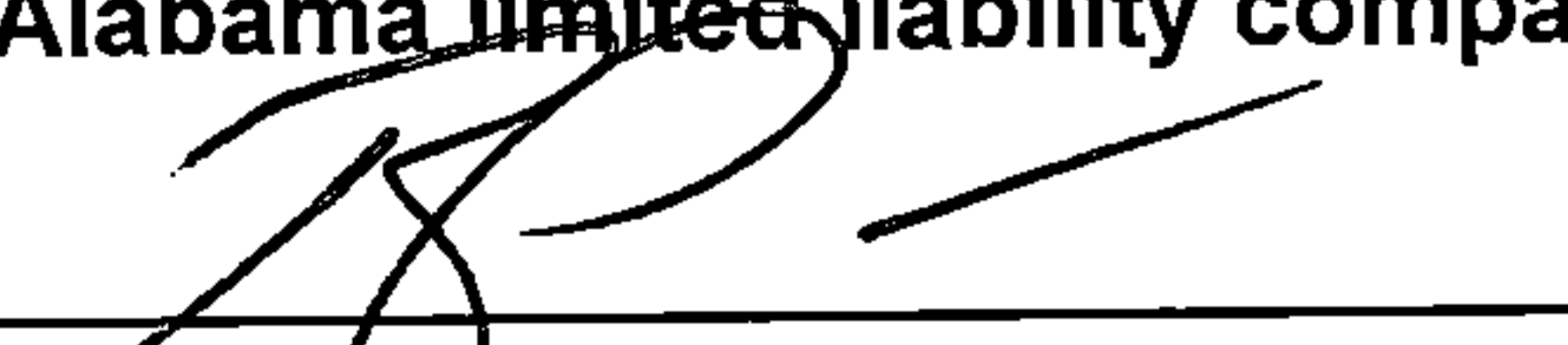
This instrument is executed as required by the Articles of organization and operational agreement of said limited liability company and same have not been modified or amended.

20241118000357430 2/3 \$2728.00
Shelby Cnty Judge of Probate, AL
11/18/2024 02:00:40 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.

IN WITNESS WHEREOF, said GRANTOR has through the duly authorized officer hereunto set its hand and seal this the 1st day of November, 2024.

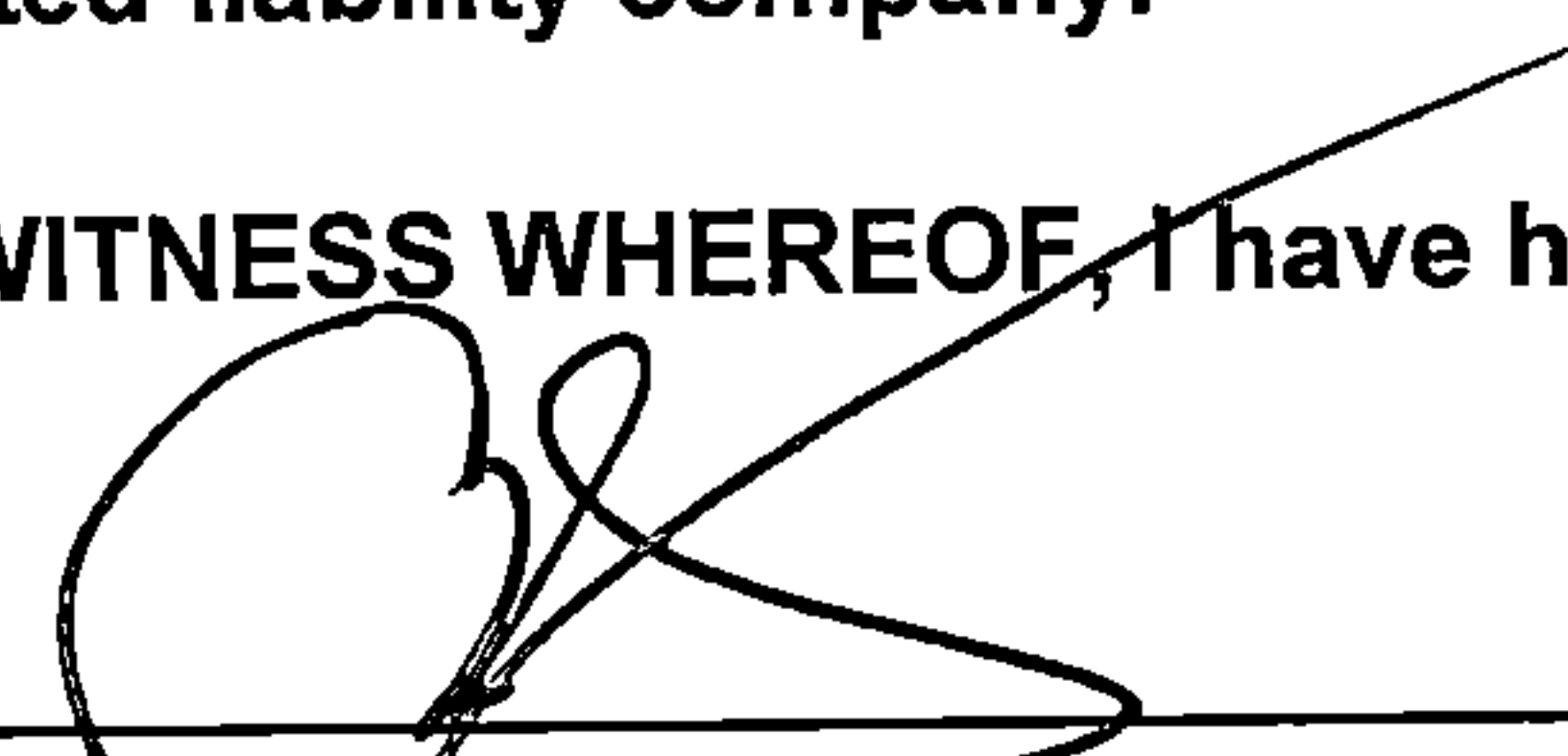
Valleydale Land Co., LLC
an Alabama limited liability company
by its member Fowl Play, Inc.
an Alabama limited liability company

By: 
Russell Pate
Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Russell Pate, whose name as President of Fowl Play, Inc., an Alabama corporation, acting in its capacity as Sole Member of Valleydale Land Co., LLC, an Alabama limited liability company, 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 officer and with full authority, signed the same voluntarily for and as the act of said corporation acting in its capacity as sole member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of November, 2024.


NOTARY PUBLIC
My Commission Expires: 06-02-2027



Real Estate Sales Validation Form

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

Grantor's Name Valleydale Land Co., LLC
by its member Fowl Play, Inc.
Mailing Address 2908 Pump House Road, Suite 150
Mountain Brook, AL 35243

Grantee's Name Cloud Enterprises Corporation, Inc.
Mailing Address 241 Somerset Dr
Gadsden, AL 35901

Property Address 2636 Valleydale Rd
Birmingham, AL 35242

Date of Sale November 1, 2024

20241118000357430 3/3 \$2728.00
Shelby Cnty Judge of Probate, AL
11/18/2024 02:00:40 PM FILED/CERT

Total Purchase Price \$ 2,700,000.00

or

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Tax Assessor's Market Value
☐ Deed

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 _____

Valleydale Land Co., LLC
by its member Fowl Play, Inc.
Print by: Russell Pate, President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one