

This instrument prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice to:
Huff Blomstedt, LLC
1203 Cahaba River Estates
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Twenty Five Thousand & 00/100 dollars (\$425,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Louis Sarris (also known as Elias Pantelis George Sarris), a single individual, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Huff Blomstedt, LLC, and Alabama limited liability company, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama and run Easterly along the South line of said 1/4 - 1/4 Section for 712.00 feet to the Point of Beginning of the parcel of land herein described; thence continue along the last described course of 170.40 feet to a point on the Northwest right of way line of U.S. Highway 31; thence turn 64°06'30" (deed 64°08'15") left and run Northeasterly along said right of way line for 144.47 feet; thence turn 115°53'02" (deed 115°51'45") left and run Westerly for 233.49 feet; thence turn 90°00'28" left and run 130.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

\$361,250.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And the Grantor does hereby covenant with said Grantee that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

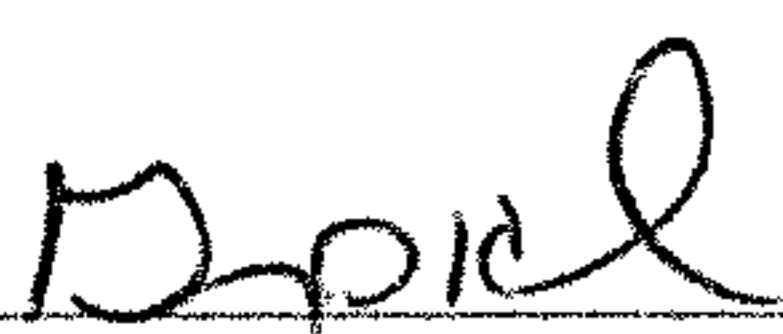
IN WITNESS WHEREOF, the said Grantor hereunto sets his signature and seal on this the 15th day of November, 2024.

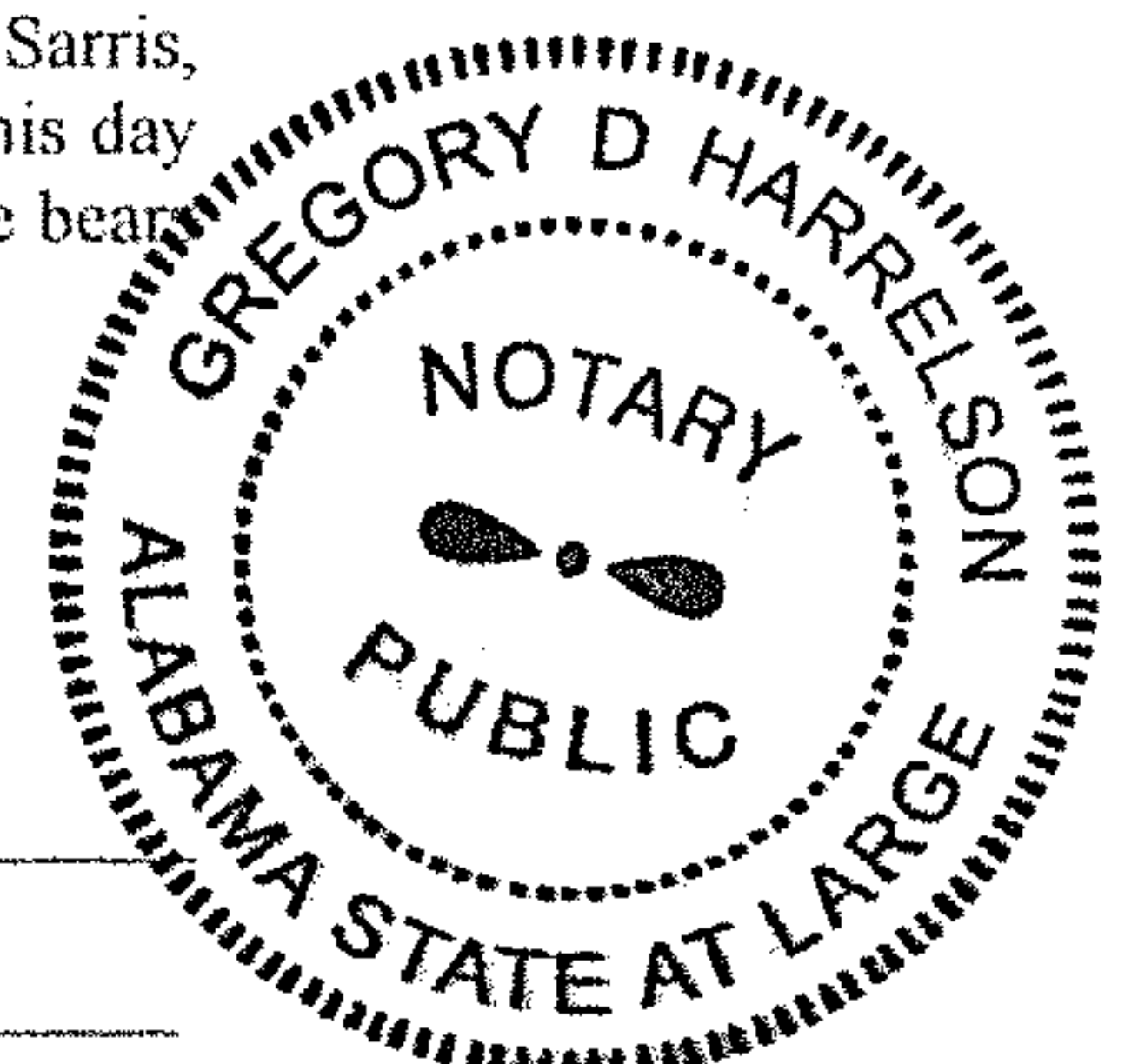

Louis Sarris

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Louis Sarris, whose name 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, he, executed the same voluntarily on the day the same bear date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of November, 2024.


Notary Public
My Commission Expires: 8/21/27



Real Estate Sales Validation Form

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

Grantor's Name Louis Sarris
 Mailing Address 2251 highland Ave S, Apt 509
Birmingham, AL 35205

Grantee's Name Huff Blomstedt, LLC
 Mailing Address 1203 Cahaba River Estates
Birmingham, AL 35244

Property Address 2720 Pelham Pkwy
Pelham, AL 35124

Date of Sale 11/15/2024
 Total Purchase Price \$ 425,000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk

Shelby County, AL
 11/26/2024 03:08:32 PM
 \$89.00 JOANN
 20241126000367030



or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

Purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of document 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 11/15/2024

Print Louis Sarris

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1