

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 Two Hundred Seventy Five Thousand & 00/100 dollars (\$275,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, C&L Enterprise LLC, an Alabama limited liability company, (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 Northwest 1/4 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 627.40 feet to the Point of Beginning of the parcel of land herein described; thence continue along the last described course a distance of 84.60 feet; thence turn left 90°00'00" and run Northerly for 130.00 feet; thence turn left 89°53'22" and run Westerly for 84.53 feet; thence turn left 90°16'39" and run Southerly for 130.0 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.

\$233,750.00 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.

C&L Enterprise LLC

By: Chris Jebeles
Its: Managing Member

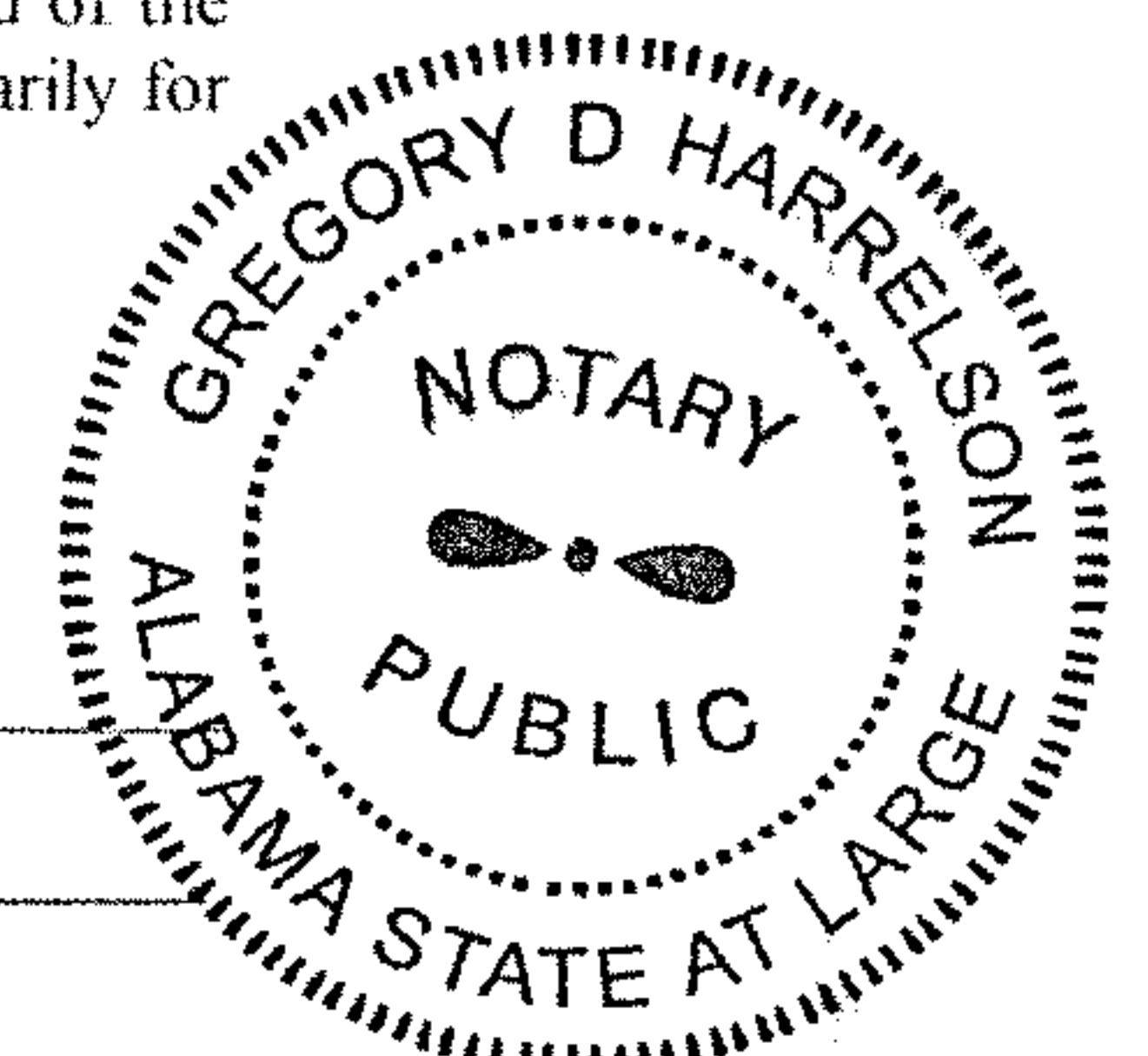
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chris Jebeles, whose name as managing member of C&L Enterprise LLC, an Alabama limited liability company, 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, as such managing member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

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

Notary Public

My Commission Expires: 8/21/25



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name C&L Enterprise LLC
 Mailing Address 7400 Ashland Lane
 Vestavia, AL35242

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

Property Address 2720 E Pelham Pkwy
 Suite 200
 Pelham, AL 35124

Date of Sale 11/15/2024
 Total Purchase Price \$ 275,000
 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
☐ 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 11/15/24

Print Chris Tebeles

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

Sign

Clerk (verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Shelby County, AL
 11/26/2024 03:08:33 PM
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Chris Tebeles