

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)**, and other good and valuable consideration in hand paid to by the Grantees herein, the receipt of which is hereby acknowledged, **HOLDEN ENERGY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto **NPN, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantee"), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

A PART OF LOT 22, BLOCK 17, ACCORDING TO THE ORIGINAL MAP OR PLAT OF THE TOWN OF MONTEVALLO, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF MIDDLE STREET AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF VALLEY STREET AND RUN SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID MIDDLE STREET FOR 148.35 FEET; THENCE LEFT 90 DEGREES 00 MINUTES AND RUN NORTHEASTERLY FOR 75.00 FEET; THENCE LEFT 90 DEGREES 00 MINUTES AND RUN NORTHWESTERLY FOR 148.35 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID VALLEY STREET; THENCE LEFT 90 DEGREES 00 MINUTES AND RUN SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID VALLEY STREET FOR 75.00 FEET TO THE POINT OF BEGINNING.

This conveyance is subject to taxes due for the current year, and subsequent years, subdivision restrictions, utility, drainage and sewer easements, minimum setback lines, and zoning laws, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of said County. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

SOURCE OF TITLE: Document No. 20220401000132650
PARCEL NO. 27-5-21-3-305-022.000

TO HAVE AND TO HOLD the aforegranted premises to the said Grantee, and the Grantee's successors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for Grantor, Grantor's successors and assigns, covenant with said Grantee, Grantee's successors and assigns, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **WARRANT AND DEFEND** the premises to the said Grantee, Grantee's successors and assigns forever, against the lawful claims of all persons.

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the information contained in this document, including the purchase price which can be verified by settlement statement, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama (1975) 40-22-1 (h).

IN WITNESS WHEREOF, the Grantor has set its hand and seal on this, the 23RD of NOVEMBER, 2024.

**HOLDEN ENERGY, LLC,
AN ALABAMA LIMITED LIABILITY COMPANY**

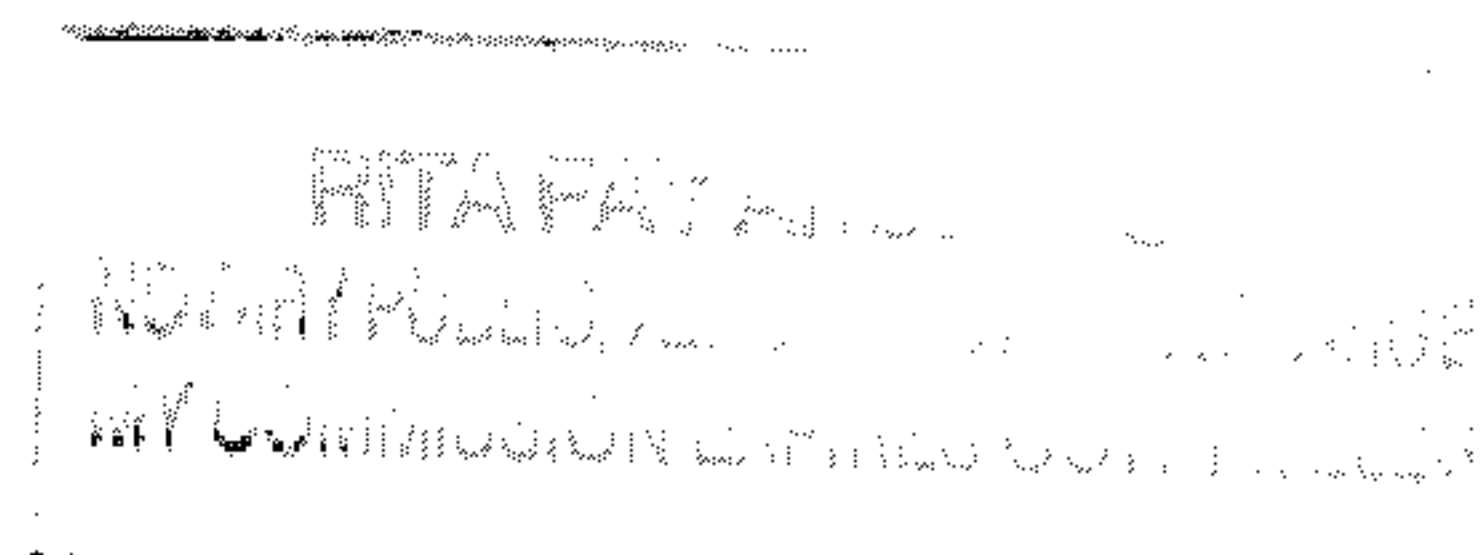
By: [Signature]
Scott Holden, President

STATE OF ALABAMA
COUNTY OF MADISON

I, a Notary Public, in and for said County in said State, hereby certify that Scott Holden, President of Holden Energy, 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, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 23RD day of NOVEMBER, 2024.

[Signature]
Notary Public
My Commission Expires: 10/14/26



GRANTEE MAILING ADDRESS:
605 Oakwood Avenue
Huntsville, AL 35811

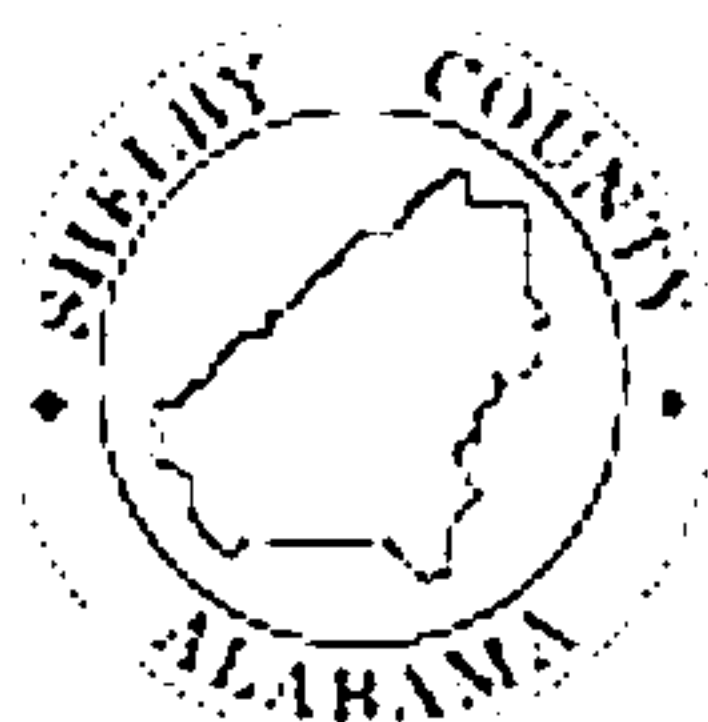
GRANTOR MAILING ADDRESS:
6251 Park South Drive
Bessemer, AL 35022

PROPERTY ADDRESS:
740 Middle Street
Montevallo, AL 35115

SALES PRICE: \$ 582,949.03

DATE OF SALE: November 26, 2024

THIS INSTRUMENT PREPARED BY:
A. Mac Martinson, Esq.
Martinson & Beason P.C.
115 North Side Square
Huntsville, AL 35801-4822



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2024 08:44:56 AM
\$608.00 BRITTANI
20241127000367440

[Signature]

[Signature]