

This Instrument Prepared By:  
Kyle England, Esq. #5936-N872  
SPAETH & DOYLE LLP  
501 S. Cherry Street, Suite 700  
Glendale, CO 80246

### STATUTORY WARRANTY DEED

STATE OF ALABAMA,  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Fourteen Thousand Five Hundred And No/100 DOLLARS (\$314,500.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **FKH TRS N, LLC, a Delaware limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **YGT Holdings, LLC, an Alabama Limited Liability Company** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

**LOT 55, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 25, IN THE PROBATE OFFICE, SHELBY COUNTY, ALABAMA.**

Also known by street and number as: 838 Greystone Highlands Drive, Birmingham, AL 35242  
APN/Parcel ID: 09 3 05 0 003 055.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 19th day of December, 2024.

FKH TRS N, LLC, a Delaware limited liability company

BY: 

Jacqueline Barnes  
Authorized Signatory

STATE OF ~~Alabama~~ Georgia

COUNTY OF ~~Shelby~~ Cobb

I, Tetiana Khomych, a Notary Public, do hereby certify that FKH TRS N, LLC, a Delaware limited liability company whose name is signed to the foregoing conveyance, and who is/are 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 bears date. Given under my hand this this 19th day of December, 2024



Notary Public

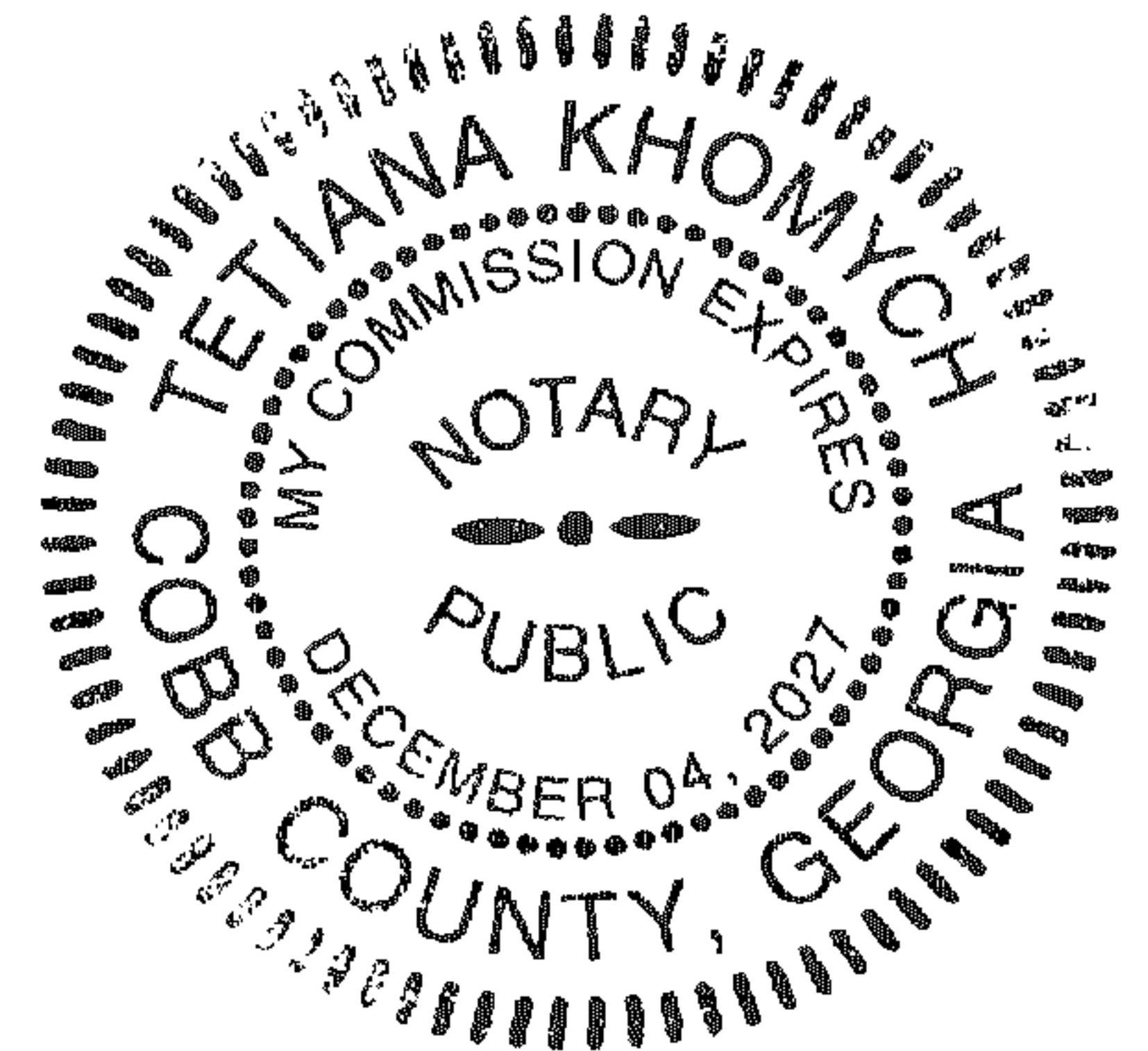
Witness my hand and official seal.

My Commission Expires:

Grantor's Address: 600 Galleria Parkway, Suite 300, Atlanta, GA 30339

Grantee's Address: 1469 Legacy Dr, Hoover, AL 35242

Property Address: 838 Greystone Highlands Drive, Birmingham, AL 35242



**REAL ESTATE SALES VALIDATION FORM*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name: FKH TRS N, LLC, a Delaware limited liability company

Grantee's Name: YGT Holdings, LLC, an Alabama Limited Liability Company

Mailing Address: 600 Galleria Parkway  
Suite 300  
Atlanta, GA 30339Mailing Address: 1469 Legacy Dr  
Hoover, AL 35242Property Address: 838 Greystone Highlands Drive  
Birmingham, AL 35242

Date of Sale: December 31, 2024

Total Purchase Price: \$314,500.00

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☐ Appraisal☒ Sales Contract☐ Other: \_\_\_\_\_☐ Closing Statement

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).

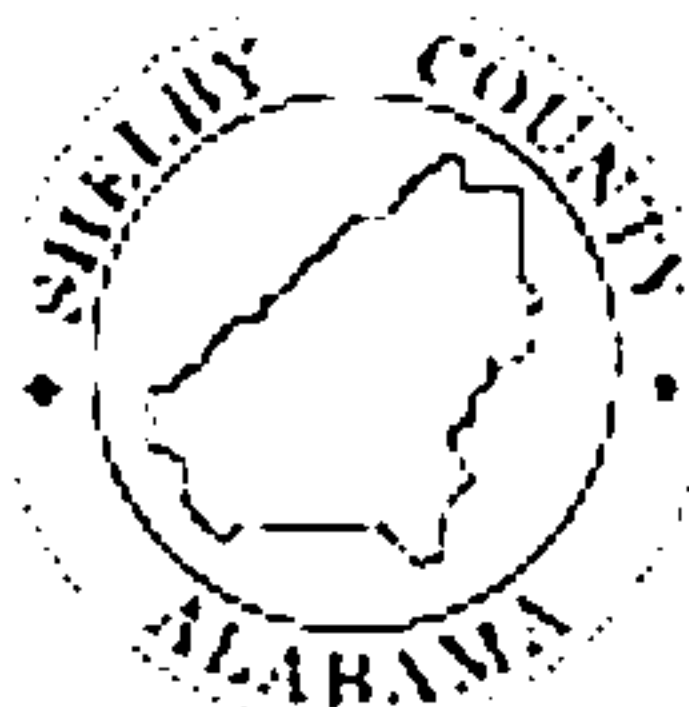
Date: \_\_\_\_\_

Print: FKH TRN LLC, a Delaware limited liability company  
Suzanne Barnes, Authorized Signature\_\_\_\_\_  
Unattested

Sign: \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/02/2025 11:56:55 AM  
 \$342.50 BRITTANI  
 20250102000001110

Form RT-1

Alli S. Bayl