

A portion of the consideration hereunder is being paid by a purchase money mortgage of \$1,700,000.00, upon which mortgage recording tax is being paid in the amount required under Alabama law.

**Send Tax Notice to:**

PDOA Calera Properties LLC  
5564 GROVE BLVD.,  
HOOVER, AL 35226

**This instrument prepared by:**

Matthew D. Evans  
Evans PLLC  
19 Inverness Center Pkwy, Suite 150  
Birmingham, AL 35242  
(205) 702-0202

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

**Grantor's Name/Mailing Address:**  
Chambliss Real Estate, LLC  
5564 GROVE BLVD.,  
HOOVER, AL 35226

**Grantee's Name/Mailing Address:**  
PDOA Calera Properties LLC  
5564 GROVE BLVD.,  
HOOVER, AL 35226

**Property address:**  
206 County Road 304  
Calera, AL 35040  
**Date of sale:** January 13, 2025  
**Actual Value:** \$1,075,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence: \_\_\_ Bill of Sale \_\_\_ Sales Contract \_\_\_ Closing Statement   X   Other

**GENERAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that in consideration of **ONE MILLION SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$1,075,000.00)** and other good and valuable consideration, **CHAMBLISS REAL ESTATE, LLC**, a Delaware limited liability company (the "Grantor"), does hereby grant, bargain, sell, and convey unto **PDOA CALERA PROPERTIES LLC**, an Alabama limited liability company (the "Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama, (the "Property"), to-wit;

**Lot 19-A, according to the Resurvey of Lots 15 and 19 of a Resurvey of Lot 2, Limestone Marketplace Subdivision, as recorded in Map Book 39, page 106, in the Probate Office of Shelby County, Alabama.**

**TO HAVE AND TO HOLD** the Property, together all the singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in any wise appertaining unto the Grantee and to its successors or assigns unto Grantee and its successors and assigns, forever; provided that the Property is subject to the permitted encumbrances more particularly described as follows (the "Permitted Encumbrances"): .

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. Any mineral and mining rights not owned by Grantor, including, without limitation, any prior reservation or conveyance, together with release of damages of minerals or mining rights of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.

Grantor does for himself/herself and/or itself, and such Grantor's heirs, personal representatives, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property, and that Grantor and Grantor's heirs, personal representatives, and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, though, or under such Grantor.

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**IN WITNESS WHEREOF**, the undersigned Grantor has caused this General Warranty Deed to be executed as of the date first mentioned above.

**GRANTOR:**

**CHAMBLISS REAL ESTATE, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Print Name: Richard B. Chambliss, Jr.

Its: Sole Member

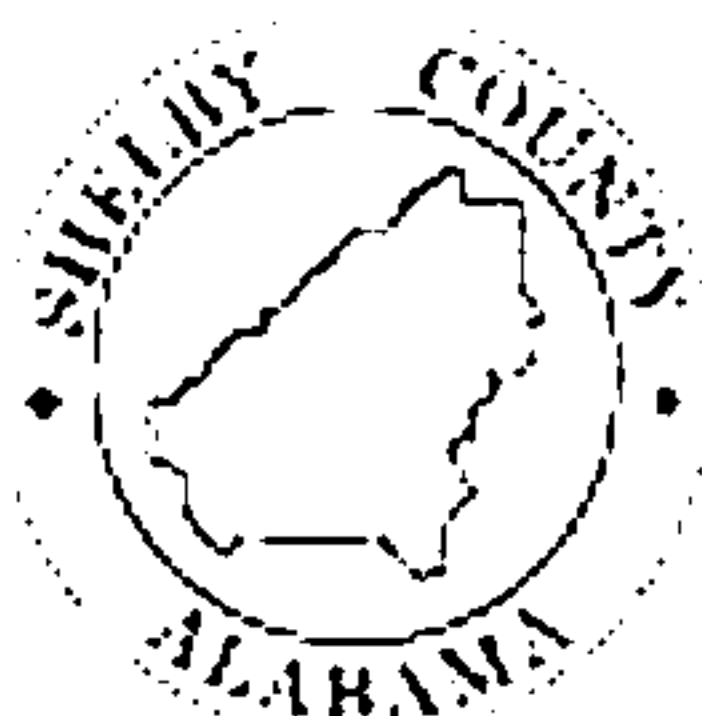
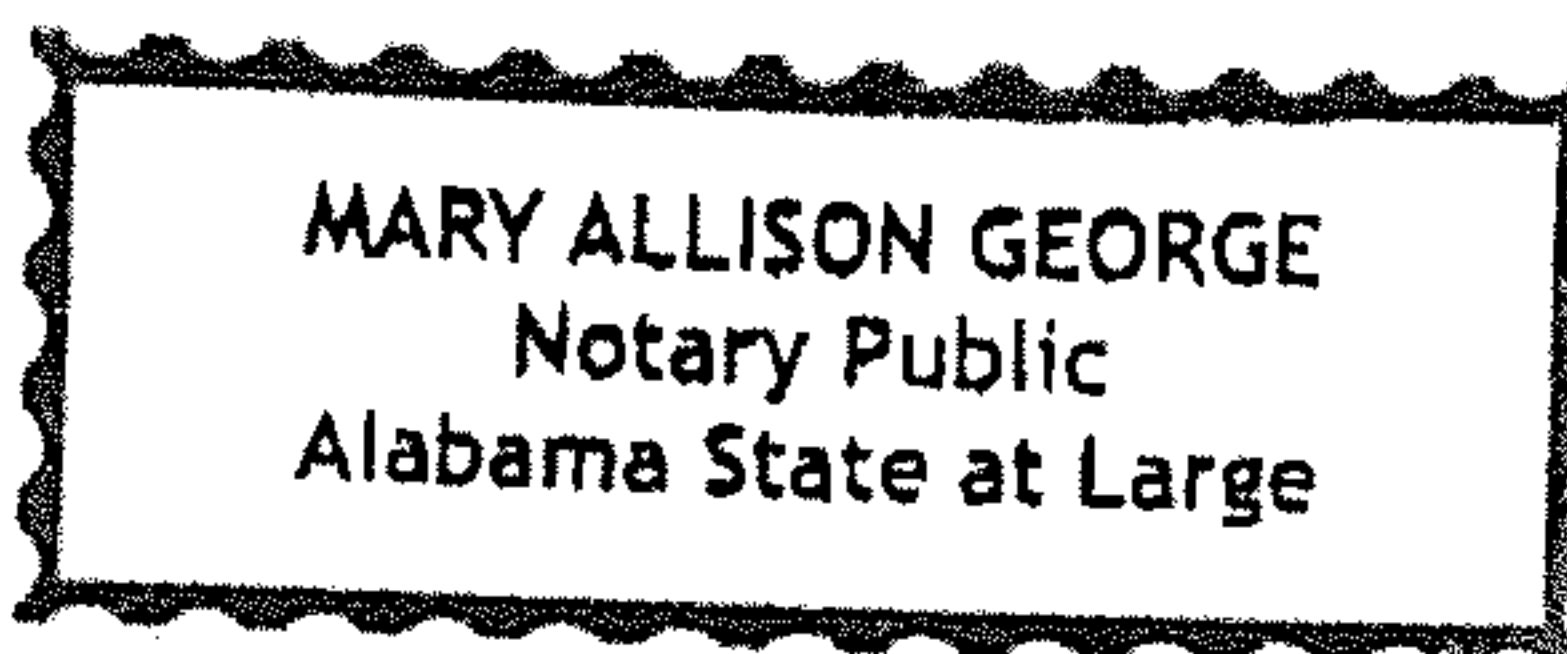
STATE OF ALABAMA §  
COUNTY OF ~~SHELBY~~ *Jefferson* §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard B. Chambliss, Jr., whose name as Sole Member of **CHAMBLISS REAL ESTATE, LLC**, a Delaware 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 Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 14 day of January 2025.

*Mary Allison George*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_  
My Commission Expires  
March 7, 2027  
[SEAL]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/16/2025 12:16:21 PM  
\$29.00 PAYGE  
20250116000016650

*Allison S. Bayl*