

This Instrument was Prepared by:

Send Tax Notice To: Mashburn Holdings, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

P.O. Box 170  
Odenville, AL 35120

CORPORATION STATUTORY  
WARRANTY DEED

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Seven Hundred Thousand Dollars and No Cents (\$700,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Waypoint Holdings, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Mashburn Holdings, LLC, P.O. Box 170, Odenville, AL 35120** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$ 572,457.22  
~~\$668,836.77~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of Jan, 2025.

WAYPOINT HOLDINGS, LLC  
Brice C Falkner  
By Brice C Falkner  
Managing Member

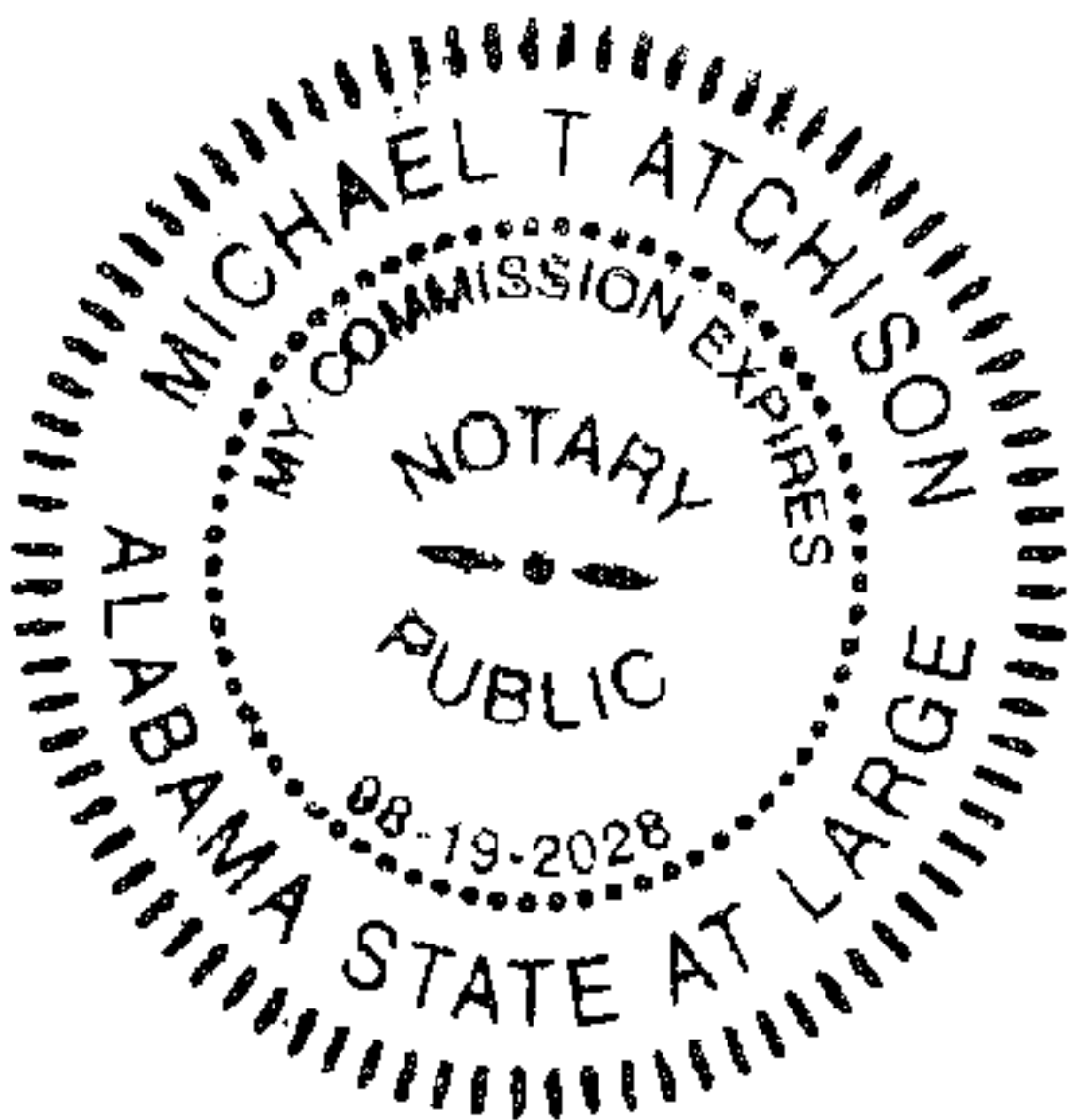
State of Alabama  
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Brice C. Falkner as Managing Member of Waypoint Holdings, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of Jan, 2025.

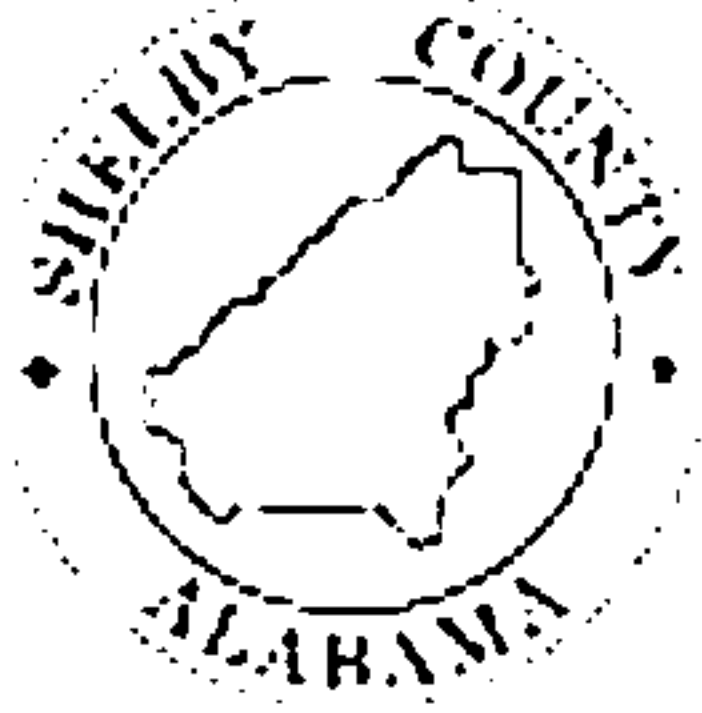
Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Commence at the NW corner of Section 25, Township 21 South, Range 1 West; thence run easterly 30.00 feet to the Point of Beginning; thence continue along the last described course 357.23 feet; thence 97 degrees 44 minutes 38 seconds right run southerly 204.88 feet; thence 81 degrees 21 minutes 33 seconds right run westerly 327.57 feet; thence 98 degrees 32 minutes 06 seconds right run northerly 210.00 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS# 12945, dated November 1, 1996.**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/17/2025 11:01:49 AM**  
**\$156.00 PAYGE**  
**20250117000017380**

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Waypoint Holdings, LLC</u>	Grantee's Name	<u>Mashburn Holdings, LLC</u>
Mailing Address	<u>206 Rockridge Ave</u>	Mailing Address	<u>P.O. Box 170</u>
	<u>Trussville, AL 35173</u>		<u>Odenville, AL 35120</u>
Property Address	<u>108 Meyer St.</u>	Date of Sale	<u>January 16, 2025</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$700,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> 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 of 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 January 13, 2025

Print Waypoint Holdings, LLC

   **Unattested**

Sign *[Signature]*

   (verified by)

(Grantor/Grantee/Owner/Agent) circle one