

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
OJB Holdings, LLC
436 Sunset Lake Circle
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$425,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Decall, Inc., an Alabama Corporation

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

OJB Holdings, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

That certain tract of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, lying between Highway 119 and Parkside Subdivision, as recorded in Map Book 7, page 136, in the Office of the Judge of Probate, Shelby County, situated in Shelby County, Alabama.

Said tract of land being more particularly described as follows:

Begin at the Northwest corner of Lot 1-B, according to the Resurvey of Lot 1, Parkside Subdivision, as recorded in Map Book 15, page 87, in the Probate Office of Shelby County, Alabama and run South 00°00'00" West along the West line of said Lot 1-B and along the West line of Lot 1-A, according to said Resurvey of Lot 1 for 281.99 feet to the Southwest corner of said Lot 1-A and the Northeast corner of Lot 6, according to Parkside Subdivision, as recorded in Map Book 7, page 136, in the Probate Office of Shelby County, Alabama; thence run South 64°27'17" West along the Northwest line of said Parkside Subdivision for 391.57 feet to the Northeast corner of Lot 9 of said subdivision; thence run North 88°51'14" West along the North line of said Lot 9 for 180.19 feet; thence run North 23°16'57" West for 388.02 feet to a point on the South right of way line of Alabama State Highway No. 119; thence run North 84°44'11" East along said right of way line for 369.74 feet to the Point of Beginning of a curve to the left, having a radius of 1910.01 feet and a chord bearing of North 79°52'33" East; thence run along said curve and said right of way line for 324.07 feet to the Point of Beginning

\$340,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2025 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
16 day of January, 2025

Decall, Inc., an Alabama Corporation

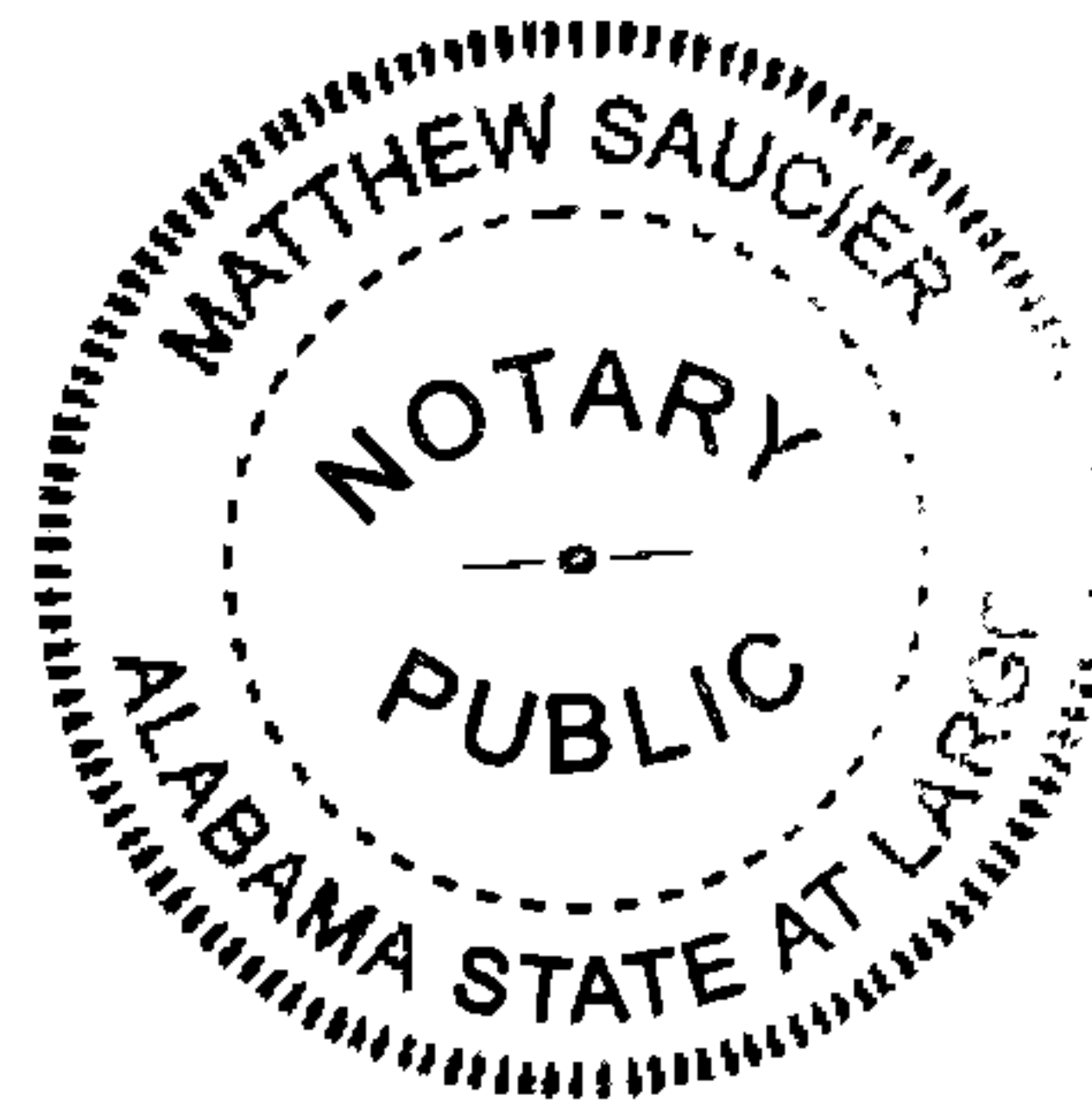
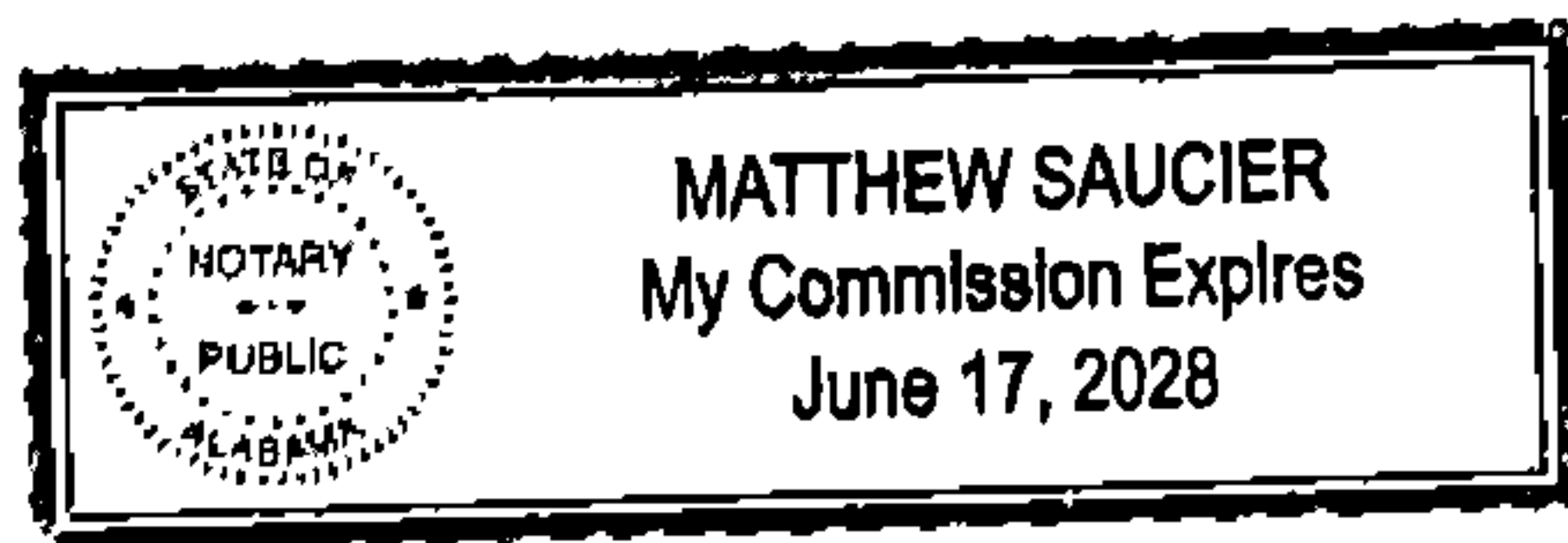
By: *Annie L. Capps*
Annie L. Capps, Authorized Officer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, a Notary Public in and for said County in said State, hereby certify that Anne L. Capps, whose name as Authorized Officer of the Decall, Inc., an Alabama Corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 16 day of January, 2025.

Matthew Saucier
Notary Public *Matthew Saucier*
My Commission Expires *June 17, 2028*





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/17/2025 11:28:11 AM
 \$113.00 PAYGE
 20250117000017490

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Decall, Inc.
 Mailing Address 900 Corporate Dr.
Birmingham, AL 35242

Grantee's Name OJB Holdings, LLC
 Mailing Address 436 Sunset Lake Circle
Chelsea, AL 35043

Property Address 5 +/- acres of Land on Hwy 119
Birmingham, AL 35242

Date of Sale 1/17/2025

Total Purchase Price \$425,000.00

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

☐ 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 1/17/2025

Print

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one