

WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Fifty Thousand and 00/100 (\$650,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we ZEPT PROPERTIES, LLC, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto KEIM, LLC, referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Lot 2, according to the Survey of Indian Valley Lake Estates, as recorded in Map Book 6, Page 20, in the Probate Office of SHELBY County, ALABAMA,

THIS EASEMENT IS TO GRANT INGRESS AND EGRESS ALONG AN EASEMENT DESCRIBED AS FOLLOWS:

A ten foot wide by twenty foot long easement being located on LOT 1, INDIAN VALLEY LAKE ESTATES as recorded in Map Book 6, Page 20 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

COMMENCE at the Northwest Comer of Lot 1, INDIAN VALLEY LAKE ESTATES as recorded in Map Book 6, Page 20 in the Probate Office of Shelby County, Alabama; thence run Easterly along the North line of the aforesaid LOT 1, being the South line of LOT 2, INDIAN VALLEY LAKE ESTATES as recorded in Map Book 6, Page 20 in the Probate Office or Shelby County, Alabama, a distance of 35.00 feet to the POINT OF BEGINNING of the ten foot wide easement described herein; thence continue Easterly along the North line of LOT 1 a distance of 20.00 feet; thence 80°00'00" right. Southerly a distance of 10.00 feet; thence 80°00'00" right, Westerly, parallel to the North line of LOT 1 a distance of 20.00 feet; thence 80°0000" right Northerly a distance of 10.00 feet to the POINT OF BEGINNING.

\$558,398.10 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 10th day of January, 2025.

ZEPT PROPERTIES, LLC

BY: Erin Tatum  
ERIN TATUM, SOLE MEMBER

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that ERIN TATUM, SOLE MEMBER OF ZEPT PROPERTIES, LLC whose name(s) is/are 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, they in their capacity of Sole Member and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 10th day of January, 2025.

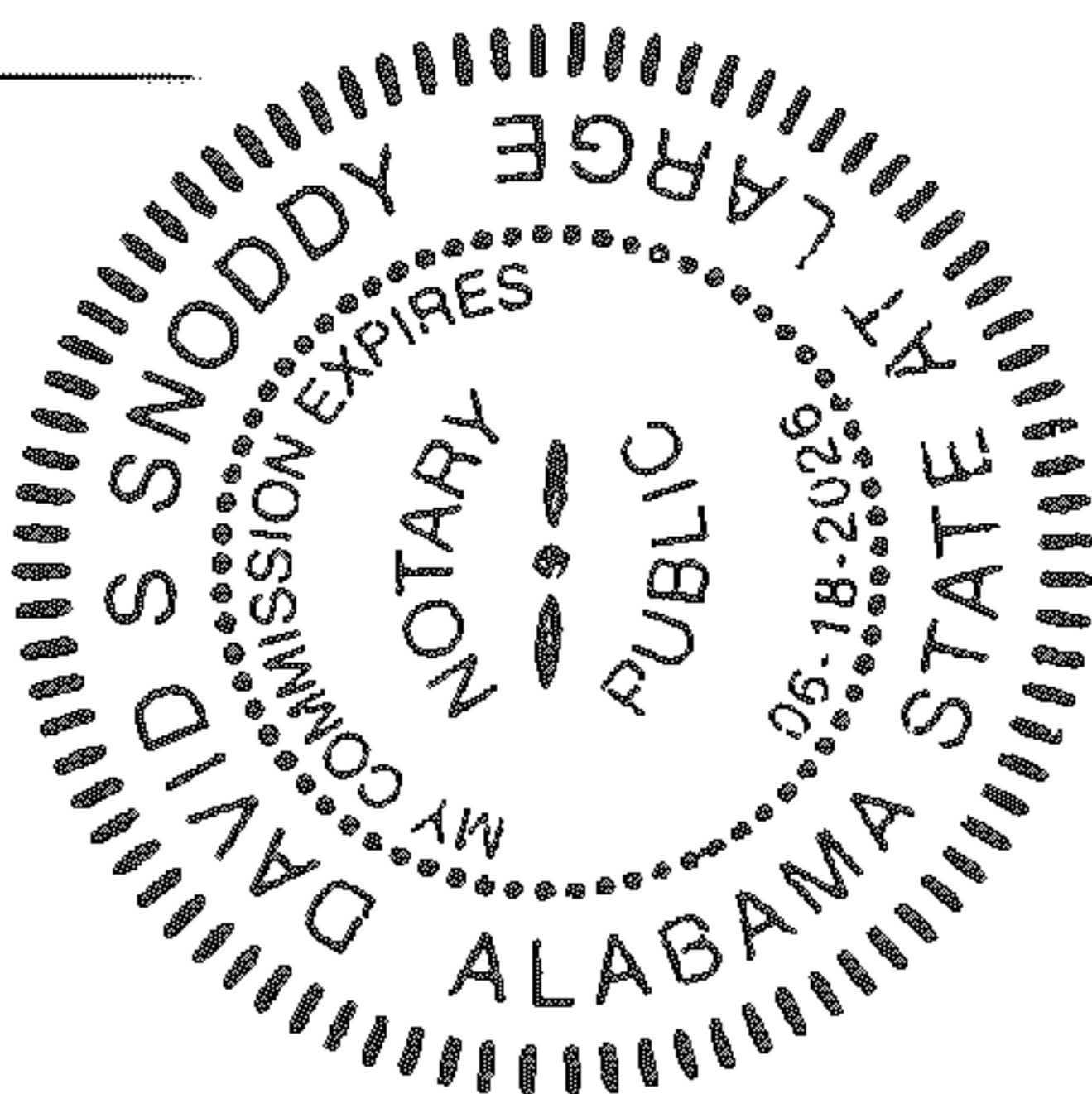
My Commission Exp:

[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

KEIM, LLC  
P.O. Box 36183  
Birmingham, AL 35236



Real Estate Sales Validation Form

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

Grantor's Name ZEPT PROPERTIES, LLC  
Mailing Address: 2505 Berkshire Circle  
Hoover, AL 35244

Grantee's Name KEIM, LLC  
Mailing Address: 1904 INDIAN LAKE DRIVE P.O. Box 36183  
BIRMINGHAM, AL 35244  
35236

Property Address 1904 INDIAN LAKE DRIVE  
BIRMINGHAM, AL 35244

Date of Sale: January 10, 2025  
Total Purchaser Price \$650,000.00  
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  
\_\_\_\_\_ Sales Contract  
\_\_x\_\_ Closing Statement  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other \_\_\_\_\_

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 of 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 Sec. 40-22-1 (h).

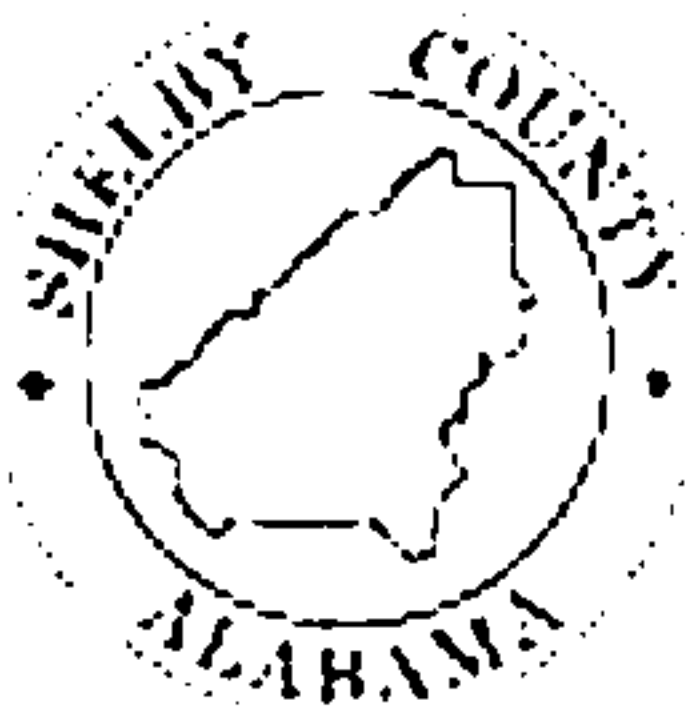
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date \_\_\_\_\_

Print Erin Tatum

Unattested  
(verified by)

Sign Erin Tatum  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/21/2025 10:03:24 AM  
\$117.00 PAYGE  
20250121000019520

Allen S. Bayl