This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: S-24-30224 Send Tax Notice To: NXS Holdings, LLC

309 Hwy 310 Calera, At 35040

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Norris Family Properties, 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 NXS Holdings, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1, according to the survey and map of Valley Brook Estates, as recorded in Map Book 60, Page 26, in the Probate Office of Shelby County, Alabama.

\$180,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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 244 day of 39

NORRIS FAMILY PROPERTIES, LLC

UBLIC

Donnie Norris // Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Donny Norris as Managing Member of Norris Family Properties, 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 24th day of January, 2025.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: August 19, 2028

## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Norris Family Properties, LLC  3235 Available, Man	Grantee's Name Mailing Address	NXS Holdings, LLC  309 Awy 310  Celever, KM 30040
Property Address	Vacant Land Calera, AL 35040	Date of Sale Total Purchase Price or Actual Value	January 24, 2025 \$200,000.00
		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  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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
I attest, to the best further understand to Code of Alabama 1	of my knowledge and belief that the inthethology that any false statements claimed on the second sec	formation contained in this his form may result in the in	document is true and accurate. I apposition of the penalty indicated in
Date January 14, 2	025	Print Norris Family F	Properties, LLC
Unattested		Sign Aller	1 Mach
(verified by) (Grantor/Grantee/Owner/Agent) circle one			
Filed and Recorded Official Public Records			

THAT IS

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2025 10:35:25 AM
\$45.00 BRITTANI

20250127000024860

Form RT-1

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