

This Instrument was Prepared by:

Send Tax Notice To: NXS Holdings, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-24-30224

309 Hwy 310
Calera, AL 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 24th day of Jan, 2025.

NORRIS FAMILY PROPERTIES, LLC
Donnie Norris
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.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028



